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PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
521 Gates Street		5726/025
Case No.	Permit No.	Plans Dated
2013.0694E		1/12/2012
☐ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Alterations to the front elevation.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements**. Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☑	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Proposed work is on portion of the building that has already been altered. Based upon EEA submittal, the front of the building was drastically altered in the 1950s when the front of the building was rebuilt.

Preservation Planner Signature: tina tam Digitally signed by tina tam
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org
Date: 2013.07.05 10:56:49 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:
- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Tina Tam	**Signature or Stamp:** tina tam Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2013.07.05 10:57:08 -07'00'
Date: 7/5/2013	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
865 Duncan Street		7519/014
Case No.	Permit No.	Plans Dated
2013.0443E	201301047294	11-30-2012
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Rear addition at basement level for new garden room, 12' rear addition at first (garage) floor, 6' rear addition at second floor, and new 39'-11" deep third floor with front and rear decks.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Doug Vu Digitally signed by Doug Vu [illegible] Date: [illegible]	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements**. Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 7/3/2013 *(attach HRER)* b. Other *(specify)*: See attached PTR form dated 7/3/2013.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: tina tam

Digitally signed by tina tam
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org
Date: 2013.07.03 16:28:06 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Tina Tam

Date: 7/3/2013

Signature or Stamp: tina tam

Digitally signed by tina tam
DN: dc=org, dc=sfgov,
dc=cityplanning, ou=CityPlanning,
ou=Current Planning, cn=tina tam,
email=tina.tam@sfgov.org
Date: 2013.07.03 16:29:06 -07'00'

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	6/24/2013	**Date of Form Completion**	7/3/2013

PROJECT INFORMATION:		
Planner:	Address:	
Doug Vu	865 Duncan Street	
Block/Lot:	Cross Streets:	
7519/014	Diamond Heights Blvd. & Douglass St.	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013-0104-7294

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/30/2012

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

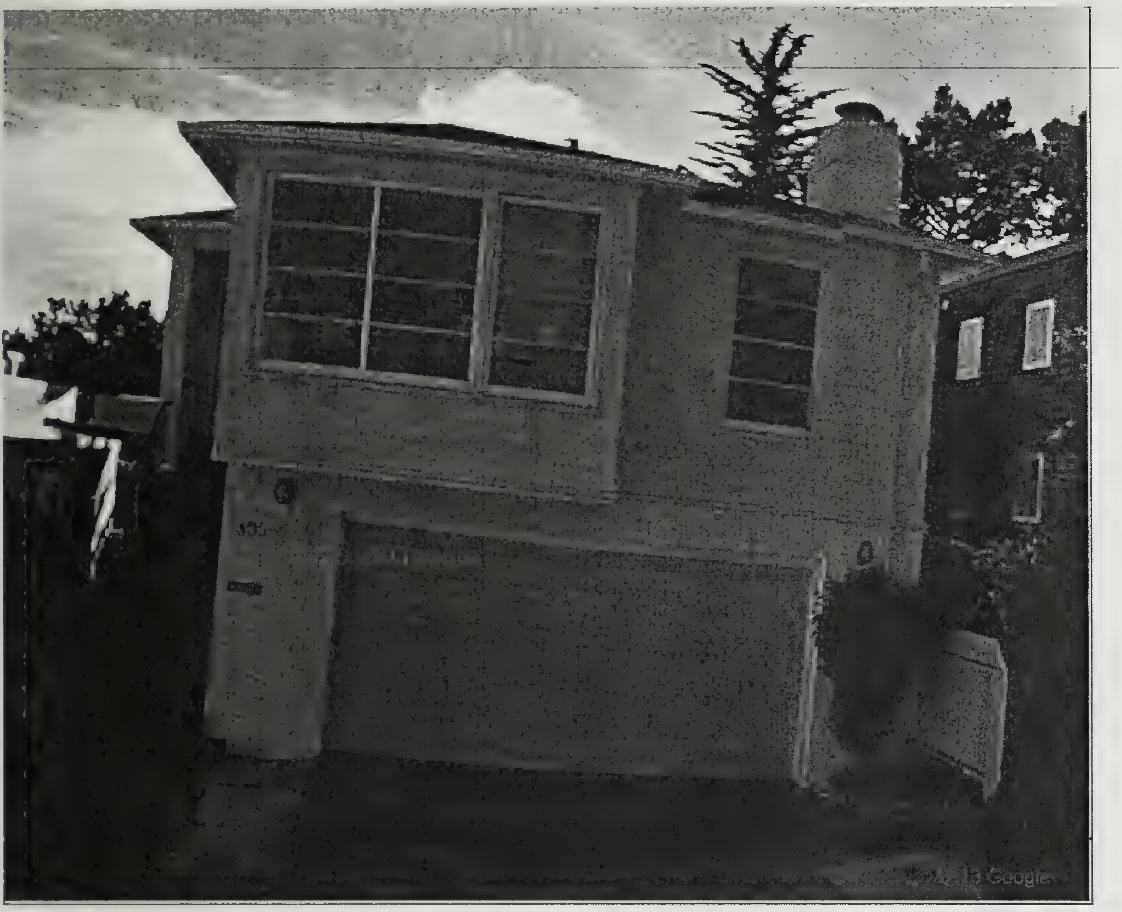
PRESERVATION TEAM COMMENTS:

- Designed by architect Vincent Marley and constructed in 1945 by Andrew Pillon as a 2,159 sq. ft., one-story over garage (with a partial basement) single-family home with a hipped roof, raised entry with brick pavers, off-set bay, redwood clapboard bevel siding and stucco cladding, with wood casement and aluminum windows. The rear of the property also contains a separate building that was constructed prior to 1945 and extends to the adjacent property. It has been extensively remodeled and is currently being used as an artist's studio.
- 2008 – Interior renovation and new rear deck.
- Information provided in the amended (May 2013) Supplemental Report and further staff research regarding owners and occupants did not reveal any associations with significant events or persons related to the history of San Francisco or the nation. Therefore, the property is not eligible under Criteria C/1 or C/2.
- Designed by architect Vincent Marley, the property does not represent the work of a master. This infill property's features include an offset bay window, exterior stairs with brick pavers leading to a side entry, a combination of redwood clapboard bevel and stucco siding, wood casement windows with California muntins, a hipped roof with asphalt shingles, a roof overhang that turns along the corners of the bay and side walls, a galvanized steel "e" gutter that runs the length of the overhang, a flat wood soffit under the roof overhang, and a stucco chimney. Although the building retains its integrity and incorporates some character defining features of Midcentury Modern architecture including a low pitched roof form, an articulated primary facade, stucco and wood siding, strong right angles and simple cubic forms, it is not considered a notable or full expression of the style. Although is was designed by an architect, the building may better be described as "Contractor Modern" because it displays just a few character defining features. Therefore, the property is not considered eligible as an individual resource or as a contributing resource to a district under Criterion C/3.
- The subject property is not an eligible historical resource and should be re-classified to C status.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Tina Tam	7-3-2013

Address **874 Duncan Street**

Address is approximate



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JUL - 9 2013

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3881 Clay Street		1013/021
Case No.	Permit No.	Plans Dated
2013.0610E		
☐ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Proposed changes to the front elevation, new windows and cladding.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements**. Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☑	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☑ 9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: _______________ *(attach HRER)*

b. Other *(specify)*:

Based upon the EEA submittal, the building was drastically altered in 2002 when the third story vertical addition and a brand new facade were constructed (2002.08.01.2867). As such, the proposed scope of work will not result in a change in any original character or historic fabric.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☑ **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Based upon building permit history and historic photograph of the building, the subject property lacks historic integrity and is not eligible as a historic resource.

Preservation Planner Signature: tina tam

Digitally signed by tina tam
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org
Date: 2013.07.05 13:58:57 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Tina Tam

Date: 7/5/2013

Signature or Stamp: tina tam

Digitally signed by tina tam
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org
Date: 2013.07.05 14:00:05 -07'00'

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2816 Clement St		1401/023
Case No.	Permit No.	Plans Dated
2012.1363E		02/03/12
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Facade alterations and one-story vertical addition		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Richard Sucre Digitally signed by Richard Sucre DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Richard Sucre, email=Richard.Sucre@sfgov.org Date: 2013.07.09 16:55:06 -07'00'	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 07/09/13 *(attach HRER)* b. Other *(specify)*: See PTR Form. Not a Historic Resource.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Richard Sucre Digitally signed by Richard Sucre DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Richard Sucre, email=Richard.Sucre@sfgov.org Date: 2013.07.09 16:36:57 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Rich Sucre

Date: 07/09/13

Signature or Stamp: Richard Sucre

Digitally signed by Richard Sucre
DN: dc=org, dc=sfgov, dc=cityplanning,
ou=CityPlanning, ou=Current Planning,
cn=Richard Sucre
email=Richard.Sucre@sfgov.org
Date: 2013.07.09 16:56:10 -07'00'

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	11/13/2012	**Date of Form Completion**	7/9/2013

PROJECT INFORMATION:		
Planner:	Address:	
Rich Sucre	2816 Clement Street	
Block/Lot:	Cross Streets:	
1401/023	29th and 30th Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2012.1363E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	02/03/12

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: 2816 Clement Street Supplemental Information Form for Historical Resource Evaluation, prepared for John Wong by Left Coast Architectural History (dated May 20, 2013).

Project includes facade alterations and a one-story vertical addition.

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

- Constructed in 1951 by noted architect C.O. Clausen as a single-family residence for original owners Lawrence & Anita Baldocchi. No architect or builder is known.
- Located in the Outer Richmond neighborhood.
- No adjacent or nearby historic districts.
- Currently, the subject property is a two-story wood-frame, single-family residence designed in a simplified French Provincial/Contractor Modern architectural style. The subject property is located within a mixed residential neighborhood, which is predominantly occupied by larger-scale multi-unit apartment buildings.
- Subject property is not a representative example of architect, C.O. Clausen, and was constructed late within his career.
- Department staff is in agreement with the provided consultant report.
- Does not appear to be a historic resource based upon the submitted Supplemental Information Form and available information. Does not appear to be associated with historic events. No persons of historical significance appear to have lived or owned the residence. Does not appear to be notable for its architecture or design as it does not possess any distinguished architectural details.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7-9-2013

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 3822 24th ST	BLOCK/LOT(S) 3651/018

CASE NO 2013.0380E	PERMIT NO.	PLANS DATED

☐ Addition/ Alteration (detailed below)

☑ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☐ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☑ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

✓ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Cleared for archeo
on 4/19/2013
Allison Vand

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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________ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

Requires Archeo

Per GIS database the project requi Archeo & Hist Preservation review

04/04/

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed:**

GO TO STEP 5

☐ Project **does not conform** to the scopes of work:

~~**GO TO STEP 5**~~

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_____ 2. **Interior alterations to publicly-accessible spaces.**

_____ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_____ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_____ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_____ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

_____ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _____

T. FRYE 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: _____

* Attach Historic Resource Evaluation Report

b. Other, please specify: per attached PTR form dated 7/10/13

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _____
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _____

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Allison Vand
Planner's Signature

7/11/2013
Date

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	7/10/2013	**Date of Form Completion**	7/10/2013

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	3822 24th Street	
Block/Lot:	Cross Streets:	
3651/018	Church and Vicksburg	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	03/19/2013

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

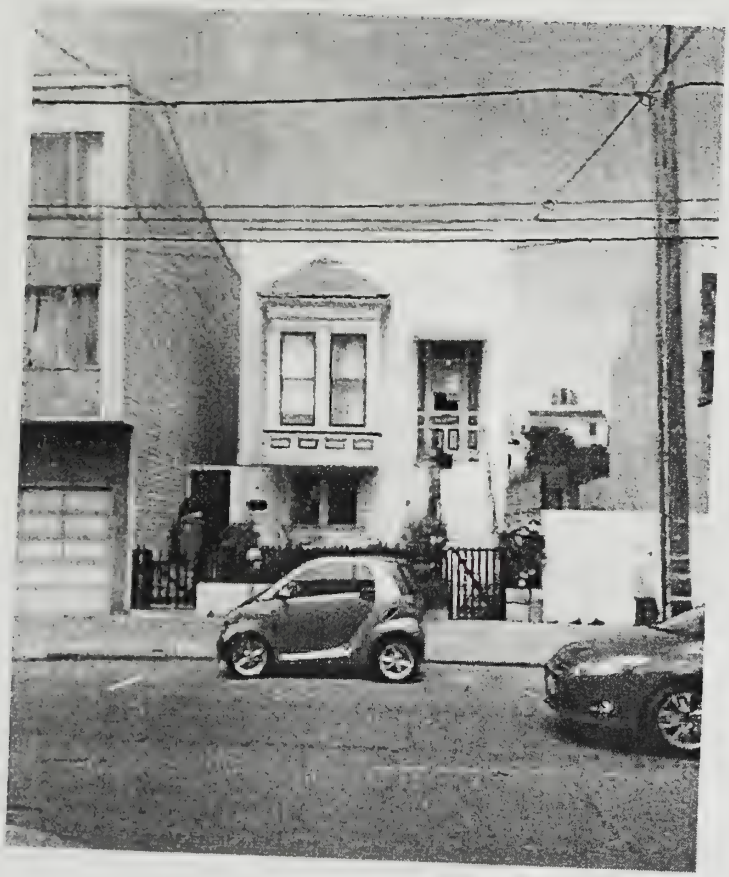
The Department agrees with the conclusion of the Historic Resource Evaluation (HRE) report by Jonathan Pearlman for 3822 24th Street (dated October 24, 2012). The building is not individually eligible for the California Register and is not within an historic district. The building stands on the north side 24th Street between Church and Vicksburg Streets in the Noe Valley neighborhood. Constructed in c.1891, the subject property is a one-story-over-basement, roughly rectangular-plan, single-family residential building topped with a gable roof and false-front. This building is clad with horizontal wood boards and features a squared bay topped with a non-original hipped roof. The building has been substantially altered and was primarily stripped of its ornamentation in the 1950s. The building was constructed for Martin Ciblich, an Austrian coffee saloon owner. The builder was not identified.

Constructed in c.1891, the building was constructed after this area of the Noe Valley neighborhood was initially developed and it does not appear to be associated with any significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the HRE report for the subject property, no significant persons are associated with the property and it is not significant under Criterion 2. The local builder was not identified but due to alterations to the building, it cannot be considered a representative example of the work of a master builder or architect. The building has been altered and primarily stripped of its ornamentation; it is not a significant example of a period or style. Therefore, The subject property is not significant under Criterion 3.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7-10-2013

IMAGE



3822 24th Street

Source: Jonathan Pearlman, 2012.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 553 Elizabeth ST	BLOCK/LOT(S) 3656/034

CASE NO 2013.0277E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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_______ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

_______ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

_______ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

_______ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

03/13/13

Except for Hist Res, all other CEQA Issues cleared per GIS Database

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed:** **GO TO STEP 5**

☐ Project **does not conform** to the scopes of work: ~~**GO TO STEP 5**~~

☐ Project involves **4 or more** work descriptions: **GO TO STEP 5**

☐ Project involves **less than 4** work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______

* ______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: July 3, 2013

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: ______

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 ______ *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

______ Planner's Signature

7/11/2013 Date

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	July 3, 2013
Case No.:	**2013.0277E**
Project Address:	**553-553A Elizabeth Street**
Zoning:	RH-2 (Residential – House, Two-Family) 40-X Height and Bulk District
Block/Lot:	3656/034
Date of Review:	July 3, 2013 (Part I)
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property at 553-553A Elizabeth Street is located on a rectangular-shaped lot measuring 25 ft x 114 ft on the south side of Elizabeth Street between Castro and Noe Streets in the Noe Valley neighborhood of San Francisco. The property is located within RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by two buildings: a 2-story-over-garage, single-family, wood-frame residence constructed in 1909 (553 Elizabeth Street) and designed in the Colonial Revival style with Craftsman features, and a 1-story, single-family, wood-frame vernacular cottage constructed in 1906 (553A Elizabeth Street).

Notable historic features of 553 Elizabeth Street include: clinker brick at the basement level, deep side setback, lack of front setback, California novelty siding, gable roof, 2-1/2-story massing, double-hung wood-sash windows (some with divided upper sash), dentiled cornice and window surrounds. Visible alterations to the exterior of the building include: insertion of an integral garage (ca. 1920), construction of a rear addition and conversion of the basement (ca. 1950), and installation of security gates (unknown date).

Notable historic features of 553A Elizabeth Street include: one-story-over-basement massing, concrete foundation, gable, hipped and shed roof forms, salvaged Victorian-era doors and other salvaged building materials. Visible alterations to the exterior of the building include: interior remodeling (ca. 1985), and installation of aluminum replacement windows (ca. 1960).

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1906 (553A-rear cottage) and 1909 (553-front building), incorrectly listed as 1907 by the Assessor).

Neighborhood Context and Description

The subject property is located in the Noe Valley neighborhood which is generally considered to be bordered by 21st Street to the north, 30th Street to the south, Grand View Avenue and Diamond Heights Boulevard to the west and Dolores Street to the east. The neighborhood is named after Jose de Jesus Noe. The land was granted to Noe by Mexican governor Pio Pico in 1845. The area was comprised mainly of dairy farms, grazing land, and farm land but under Horner the neighborhood was plotted, names were given to its streets, and it became known as Horner's Addition.

During the Gold Rush, Jose Noe, like the other rancheros in San Francisco, had no reasonable means to preserve his rancho. Wages to police the ranchos were high, costs to litigate rancho claims were high, and a series of droughts and floods cut into rancho profits. These factors combined with the Financial Panic of 1852-59 forced Jose Noe to sell his lands to William Cary Jones for $200,000 to pay off his debts.

John Meirs Horner, an ambitious Mormon who had arrived on the sailing ship *Brooklyn* in 1846, purchased the eastern portion of Rancho San Miguel, from Jones in 1852. During Horner's ownership the neighborhood was platted and street names were assigned. Horner's land speculation was short lived as he defaulted on his mortgage during the economic downturn of 1857 - 1859. French financier Francois Louis Pioche, owner of both the Market Street Railway and the Spring Valley Water Company, acquired Horner's land holdings. Though a successful businessman, Pioche got in over his head with Horner's Addition and was convicted of defrauding investors and ended up committing suicide in 1872 in a hotel room. Following Pioche's death, Horner's Addition fell into the hands of a French bank, which began selling it off as individual parcels.

Of all the Rancho San Miguel neighborhoods, those in Horner's Addition developed first because they were closer to downtown. As a result, the oldest buildings of any Rancho San Miguel neighborhoods can be found in Noe and Eureka Valleys. Development in the neighborhood was spurred by the extension of the Market Street Railway into the neighborhood in 1887.

Because Noe Valley was spared in the aftermath of the 1906 Earthquake and Fire, settlement in these neighborhoods boomed as Earthquake refugees settled in the area during the reconstruction period (1906 - 1914). The refugees that settled in Noe Valley were primarily of Irish, German, and Scandinavian decent. The neighborhood was developed as a working class one and its early development reflected it. Building plans were primarily taken from pattern books for efficiency with trim and ornamentation options depending on the owner's tastes and finances. Noe Valley's primary development period was from 1880 - 1920, though its higher more remote locations remained undeveloped until the middle of the century which resulted in clusters of mid-century development scattered throughout its higher elevations.

Due to its family friendly atmosphere, proximity to transit lines going downtown, and rapidly increasing land values, the neighborhood rapidly gentrified to the white collar neighborhood that it is today.

553-553A Elizabeth Street is located on a residential block that is defined by, Victorian and Edwardian-era residential properties designed in a variety of styles including: Stick/Eastlake, Queen Anne, Classical Revival, Craftsman, Mediterranean Revival and Contemporary/Modern. Most of the buildings have ground floor garage entrances. In general, the buildings retain their overall general form and massing, and some buildings have been stripped of their period detailing. Most are modest structures with restrained levels of ornamentation and are unremarkable in their detailing. It should be noted that the immediate blocks surrounding the site have not been formally surveyed and that there are no adopted Historic Districts located nearby.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: N/A	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on information found in the Planning Department files, the information provided in the Supplemental Information Form for Historical Resource Evaluation (dated November 21, 2012) and the Memorandum (dated January 10, 2013) prepared by VerPlanck Historic Preservation Consulting, Preservation staff finds that the subject property is not eligible for inclusion on the California Register under any criteria.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Constructed in 1909 and 1906, the subject building represents post-earthquake development within the Noe Valley neighborhood. To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building has no specific association with this period of development that would make it eligible for inclusion on the California Register under Criterion 1. Research presented in the Supplemental Information Form for Historical Resource Evaluation and information found in Planning Department files does not indicate that the property is associated with any significant historical events that would make it eligible for listing on the California Register under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Records show that none of the persons associated with the building have been identified as important to the local, regional or national past. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
Based on the information provided in the Supplemental Information Form, Memorandum, and Planning Department records, the subject property is not eligible for individual listing in the California Register under Criterion 3 (Architecture). The subject property is not architecturally significant nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The front building is a common example of a post-earthquake Classical Revival, single-family residence, and the rear building is a common example of a post-earthquake vernacular cottage. Neither building embodies any notable characteristics, which distinguish it as historically significant. Albert D. Stafford was the original builder and owner of the property from 1907-1914. Stafford has not been identified as a master architect.

The property also does not appear to be located within a potential historic district. While there are groups of well-maintained Victorian era buildings in Noe Valley, the subject block is characterized by a wide range of early, mid and late 20th century buildings, many of which have been stripped of their period detailing. The subject block as a whole lacks cohesion.

Therefore, 553-553A Elizabeth Street is not eligible under Criterion 3 individually or as part of a historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District

- ☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

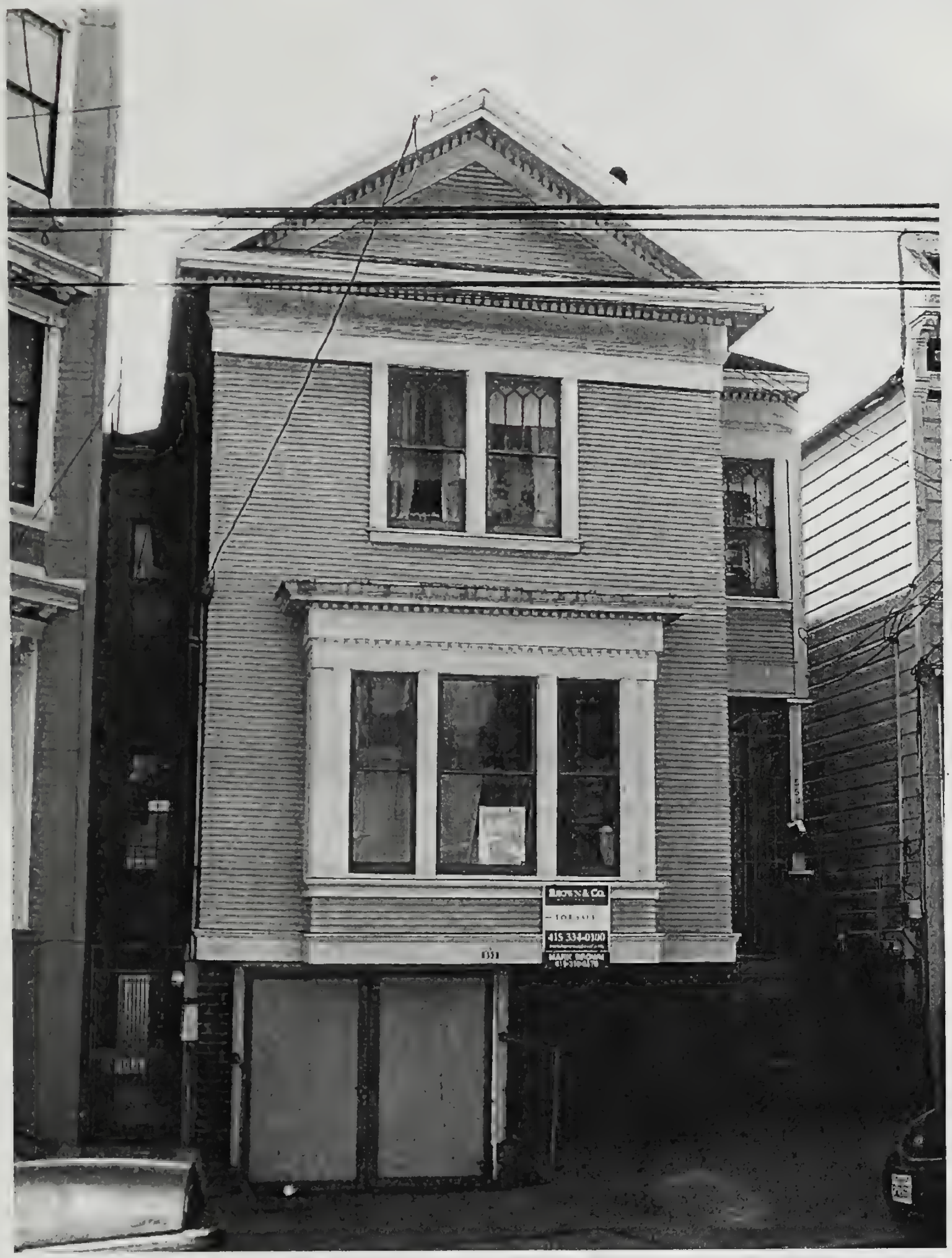
Signature: ______________________ Date: 7-10 2013

Tina Tam, *Senior Preservation Planner*

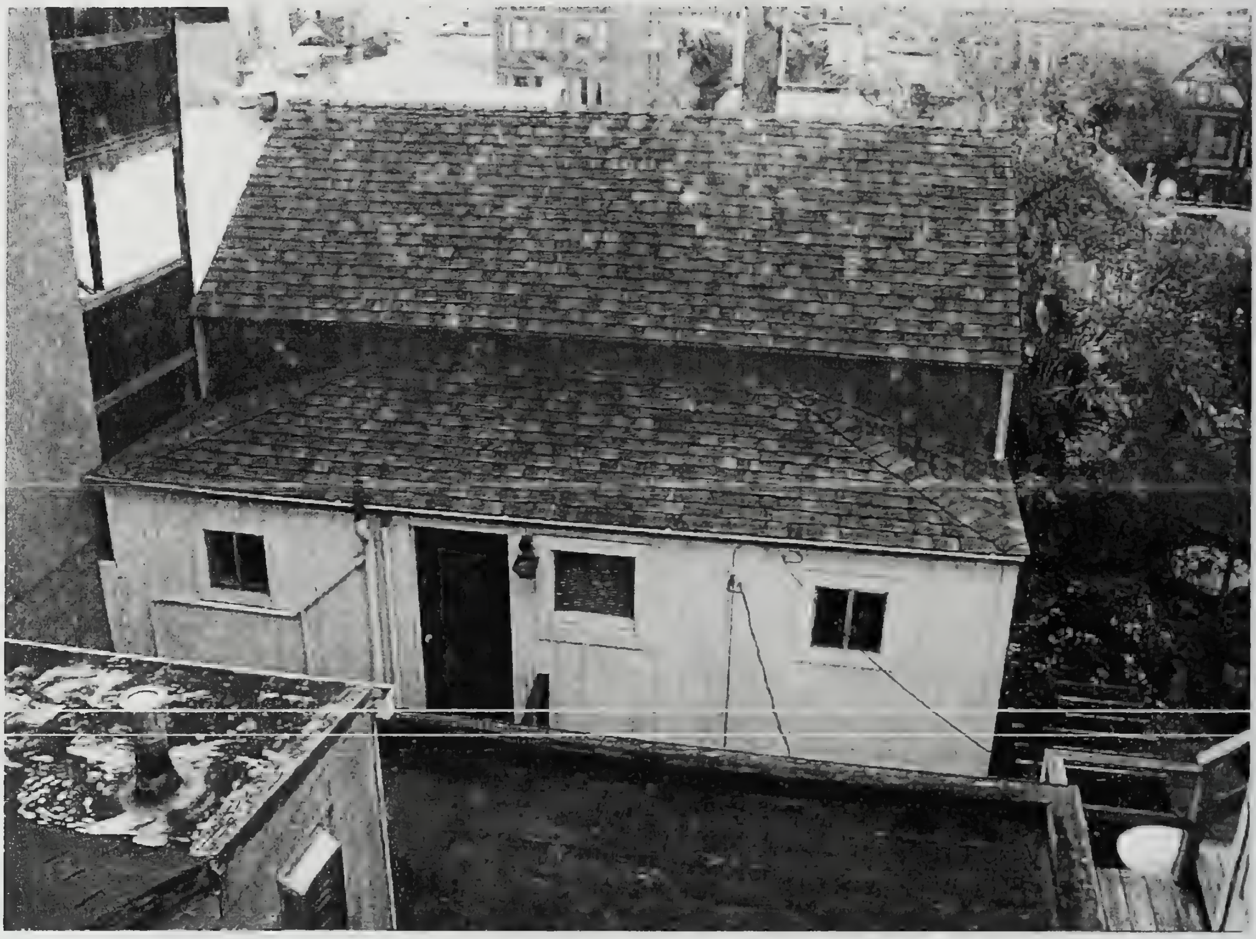
cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Michael Smith, Project Planner
Delvin Washington, SW Quadrant Team Leader

GH: G:\Documents\HRER\553 Elizabeth Street\553 Elizabeth Street_HRER_Part I.doc

IMAGES



553 Elizabeth Street looking south. Courtesy of Chris VerPlanck.



553A Elizabeth Street, looking south. Image courtesy of Chris VerPlanck.

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PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2508 Green Street		0952/003
Case No.	Permit No.	Plans Dated
2013.0028E		11/26/12, updated 7/16/13
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction

Project description for Planning Department approval.

Conversion of one (1) double-hung wood-sash window on the ground floor of the primary facade into a single door. The existing historic window materials will be incorporated into the design of the new door. The new door will be centered and the flanking windows will be retained in place.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☐	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.07.23 11:26:37 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☐ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.07.23 11:28:04 -07'00'
Date: 07/23/2013	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	7/22/2013

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	2508 Green Street	
Block/Lot:	Cross Streets:	
0952/003	Scott Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
A	n/a	2013.0028E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/26/12, updated 7/16/13

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	● Yes	○ No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	○ No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	○ No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	● Yes	○ No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	○ No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	● Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	○ Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The subject property, 2508 Green Street, contains a 2-1/2-story single family residence designed in the Craftsman architectural style and constructed in 1901 by architect Edgar Mathews. 2508 Green Street is considered to be a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

The proposed project at 2508 Green Street consists of the conversion of one (1) existing double-hung wood-sash window on the ground floor of the primary facade into a ~~French~~ door. The design of the door includes the retention of the existing historic window materials and removal of a portion of the brick water table below the existing window to create the new door opening.

The proposed project meets the Secretary of the Interior's Standards for Rehabilitation as follows: The proposed project will not alter the appearance of the primary facade when viewed from the public right-of-way. The project will result in minimal change to the building's character-defining features (the removal of a small portion of the brick water table) and will preserve the historic character of the property (Standards 2 and 5). The proposed conversion of an existing window into a door will be read as a contemporary intervention and will not create a false sense of history (Standards 3 and 9). In the unlikely event that the proposed alteration was removed at a later date, the existing wood-sash window could be replaced and the water table reconstructed such that the essential form and integrity of the property would be unimpaired (Standard 10).

The proposed project meets the Secretary of the Interior's Standards for Rehabilitation and qualified for a Categorical Exemption under CEQA.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7-23-2013

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 135 Belgrave Ave	BLOCK/LOT(S) 2688/046

CASE NO 2013.0791E	PERMIT NO.	PLANS DATED 5/15/13

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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________ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
· Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 [illegible] 6/13/1

Proposed addition
on previously develop
area / Hist. [illegible].
Requires Hist revi

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource GO TO STEP 5

☒ Category B: Potential Historical Resource (over 50 years of age) GO TO STEP 4

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed: GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves 4 or more work descriptions: GO TO STEP 5

☐ Project involves less than 4 work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial

_____ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_____ 2. Interior alterations to publicly-accessible spaces.

_____ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_____ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

_____ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

_____ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_____ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_____ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _____

* _____ 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated per PTR Form

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: _____

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

_____ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* _____

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature _____

Date 7/26/13

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	7/12/2013	**Date of Form Completion**	7/16/2013

PROJECT INFORMATION:

Planner:	Address:	
Gretchen Hilyard	135 Belgrave Avenue	
Block/Lot:	Cross Streets:	
2688/046	Stanyan and Shrader	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.0791E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA ○ Yes ● No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Evaluation prepared by Mark Hulbert (dated December 17, 2012) , the subject property at 135 Belgrave Avenue contains a 2 story-over-garage single-family residence designed in the Tudor Revival architectural style with Modern influences in 1939. The subject property was designed for Max and Doris Fine by architect Martin Rist, whose career spanned from ca. 1912 until his death in 1956. Permit records indicate that the following changes occurred to the subject property over time: addition of two roof dormers and insertion of a small window in the gable end of north facade (1947); rear addition (1956); interior remodeling and window and door replacement (1990 and 2010).

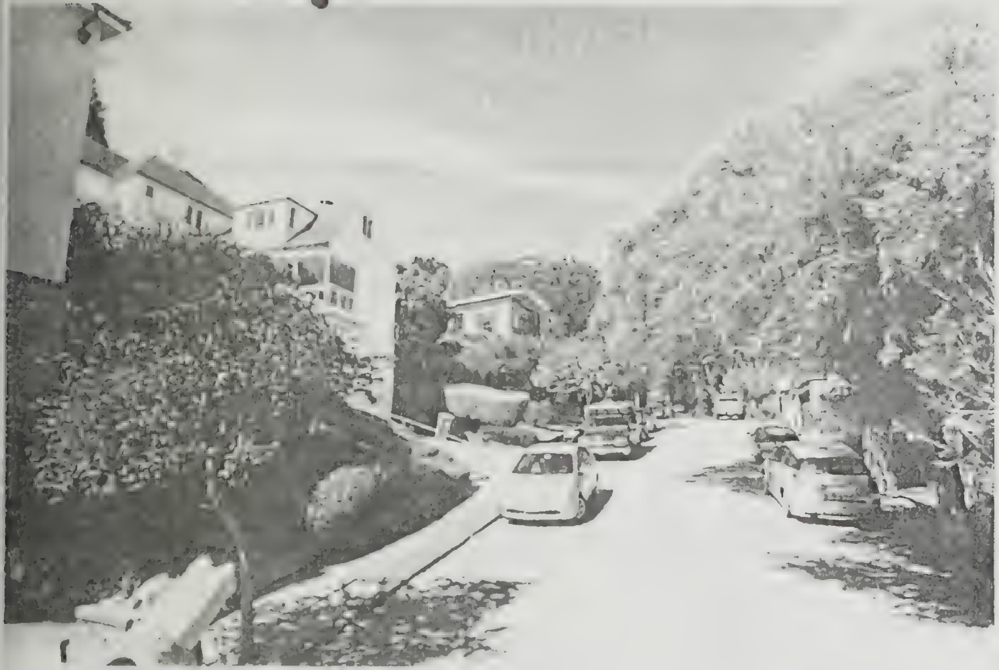
No known historic events occurred at the property such that would qualify under Criterion 1 (Events). Although the Fine family has occupied the subject building since its construction, the building is not specifically associated with Dr. Max Fine's important medical accomplishments and the property does not qualify under Criterion 2 (Persons). The building was designed in a simplified Tudor Revival architectural style and is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3 (Architecture). Additionally, insensitive alterations, such as the removal of the multi-lite steel sash windows and insertion of prominent roof dormers, have resulted in the removal of important character-defining features of the building.

The subject property is not located within the boundaries of any identified historic districts. The building is located within the Clarendon Heights neighborhood of San Francisco. The subject block features many examples of architect-designed, single-family residences in a range of architectural styles including: Tudor Revival, Storybook, Minimal Traditional, Modern, and Contemporary. The buildings range in construction dates from the early 1930s to present. Although some fine individual architecturally distinctive examples exist in the vicinity of the subject property, the subject block lacks architectural cohesion and does not appear to qualify as a potential historic district.

Therefore, 135 Belgrave Avenue is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

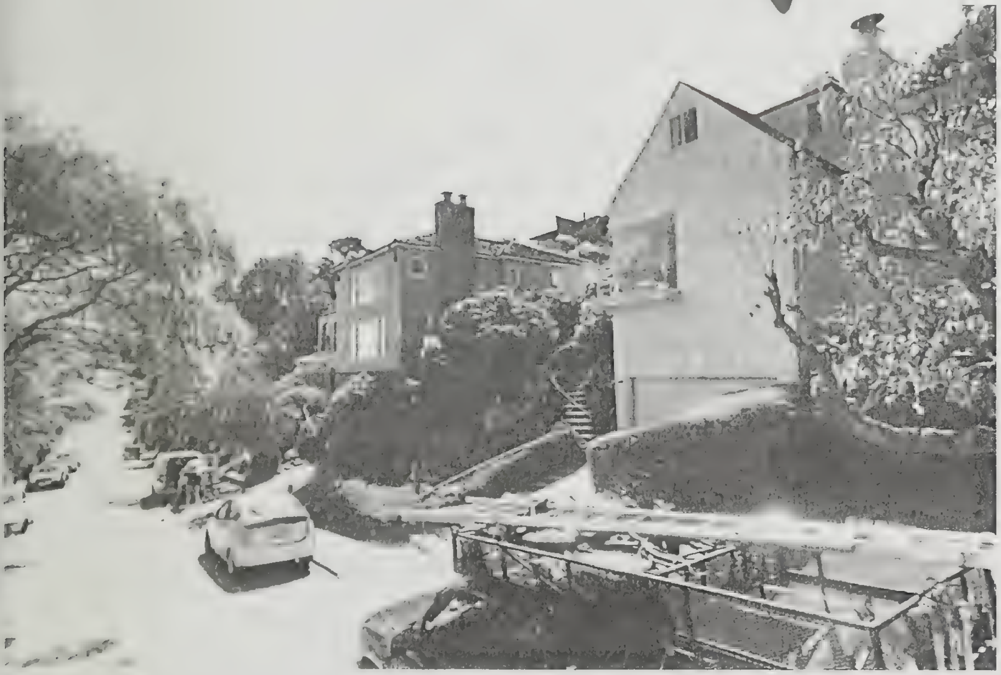
Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7-25-2013

135 Belgrave



Street View Looking West

135 Belgrave



Street View Looking East

FINE - 135 BELGRAVE AVE

TITLE SITE

JENNIFER WEISS ARCHITECTURE
1005 SANSOME STREET, SUITE 232, SAN FRANCISCO, CA 94111
T: 415.398.1700 - WWW.JWEISSARCH.COM

N/A

DATE 01.25.2013

SHEET

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 95 Middlefield Dr	BLOCK/LOT(S) 7252/024

CASE NO. 2013.0656E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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________ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

[illegible]/22/13

GO TO STEP 3

[illegible]

[illegible]

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource GO TO STEP 5

☒ Category B: Potential Historical Resource (over 50 years of age) GO TO STEP 4

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

1. ________ **Change of Use and New Construction** (tenant improvements not included).
2. ________ **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
3. ________ **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
4. ________ **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).
5. ________ **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
6. ________ **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
7. ________ **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
8. ________ **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*
9. ________ **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not** listed: GO TO STEP 5

☐ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations** to publicly-accessible spaces.

_______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _______

* xbt 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: 7/22/2013

* Attach Historic Resource Evaluation Report

b. Other, please specify: PTR form.

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

_______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Gretchen a.
Planner's Signature

7/26/13
Date

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	7/22/2013

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	95 Middlefield Drive	
Block/Lot:	Cross Streets:	
7252/024	Ocean Avenue (corner)	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.0565E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	11/5/2012

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Evaluation prepared by William Kostura (dated March 8, 201 3), the subject property at 95 Middlefield Drive contains a 1-story-over-garage single-family residence designed in the Minimal Traditional architectural style in 1941. The subject property was designed as part of the Lakeshore Park subdivision by the Gellert Brothers of the Standard Building Company, whose career spanned forty years from 1932-1972. Permit records and visual inspection indicate that very few changes occurred to the subject property over time, limited to window replacement in 1971 and 1999.

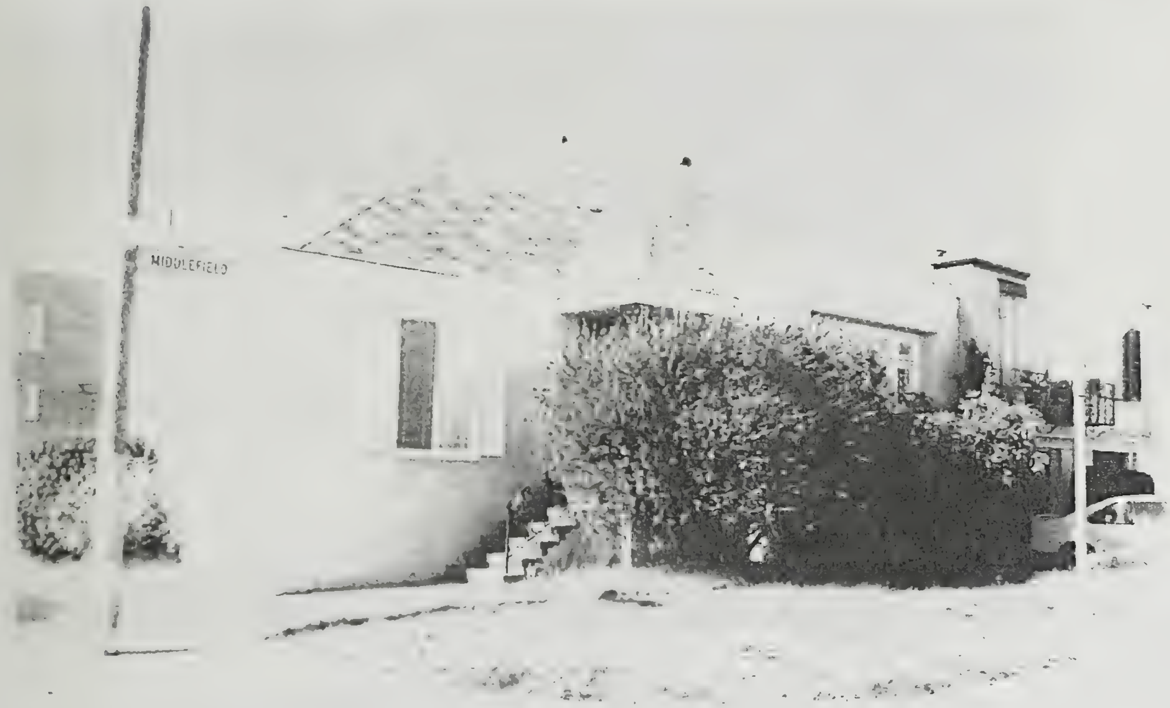
The building is an example of the tract housing built in the Sunset neighborhood in the mid-twentieth century, and is a late and non-distinct example of this common housing type. The building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any identified historic districts. Although the subject block is cohesive as a neighborhood of Minimal Traditional style single-family homes constructed from 1941-c. 1950, the subdivision is a late example of its type. The subject block is not individually distinctive or representative of the themes identified in the "Sunset District Residential Builders, 1925-1950: Historic Context Statement" such that the area would qualify as a potential historic district.

Therefore, 95 Middlefield Drive is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

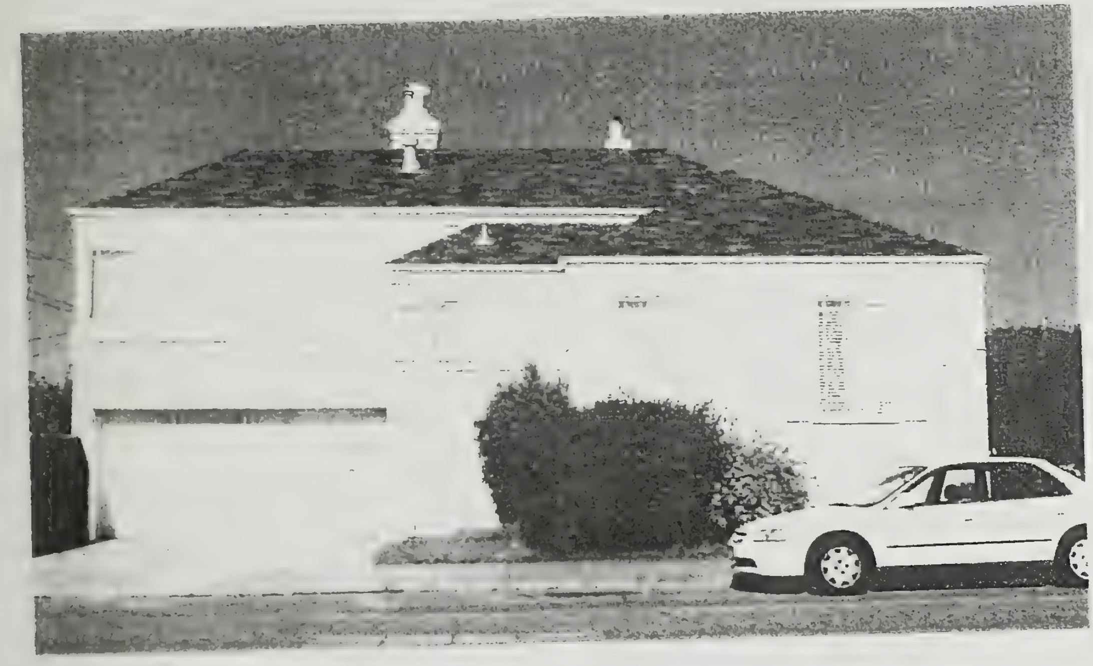
Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7/25/2013

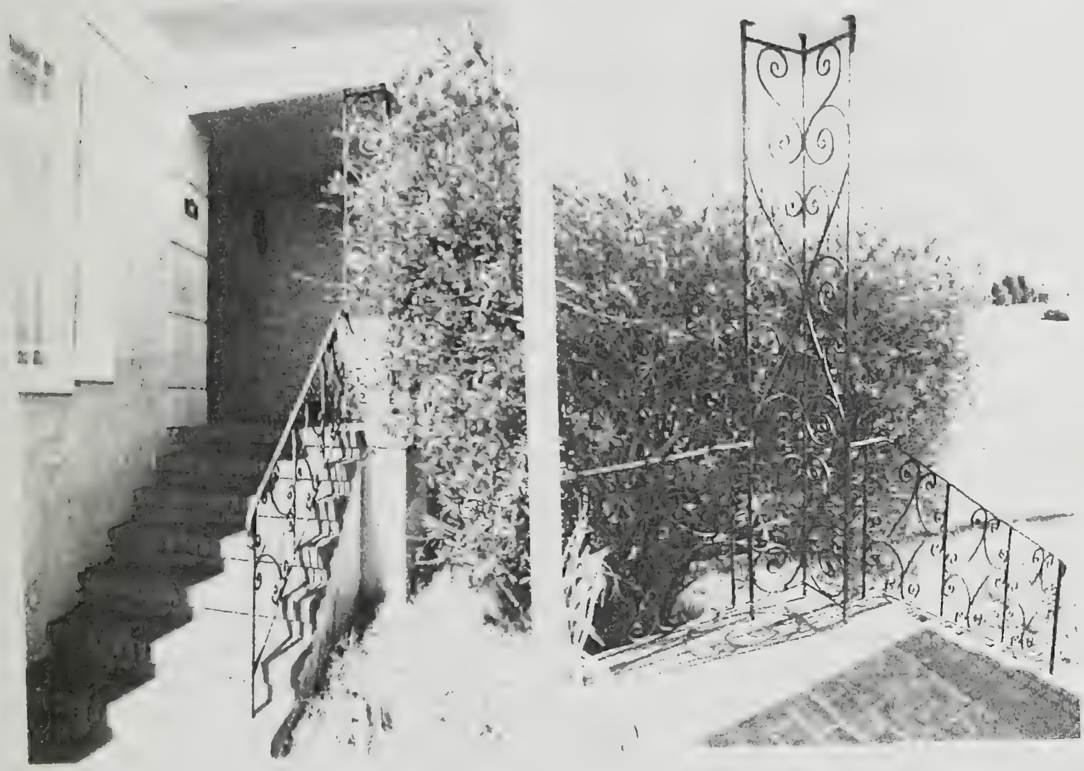
Photographs of 95 Middlefield Drive



Top: Perspective view, looking northwest
Bottom: The projecting wing, showing large window with mullions and transom bar

Photographs of 95 Middlefield Drive





Top: Ocean Avenue side, looking north. Bottom: Entrance, with detail of post and railing.

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1772 - 1774 Jackson St		0594/010-011
Case No.	Permit No.	Plans Dated
2013.0929E		08/15/12
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction

Project description for Planning Department approval.

Facade modifications; 8' addition to rear of 1st floor; in-kind deck replacement; new stairwell to penthouse and rear roof deck.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

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☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*):

Facade modifications; 8' addition to rear of 1st floor; in-kind deck replacement; new stairwell to penthouse and rear roof deck. Per GIS database, the only CEQA resource requiring additional review is His Pre Monica Pereira

---

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Based upon the EEA submittal and photographic documentation, the subject building lacks integrity and architectural merit. Exterior changes to the front facade includes new windows, garage door, and entryway.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: tina tam Digitally signed by tina tam
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org
Date: 2013.07.26 16:40:01 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Tina Tam

Date: 7/26/2013

Signature or Stamp: tina tam Digitally signed by tina tam
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org
Date: 2013.07.26 16:40:51 -07'00'

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2207 25th Street		4282A/023
Case No.	Permit No.	Plans Dated
2013.0592E		April 2013
☐ Addition/Alteration	☑ Demolition (requires HRER if over 50 years old)	☑ New Construction
Project description for Planning Department approval. Demolition of existing two-story residence; New construction of a new, two-story, single-family residence.		

STEP 1: EXEMPTION CLASS
TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☐	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☑	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Reviewed by Monica Periera on May 28, 2013 Richard Sucre Digitally signed by Richard Suc DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlann ou=Current Planning, cn=Richa Sucre, email=Richard.Sucre@sfgov.o Date: 2013.07.29 11:38:22 -07	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☑ 9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: 07/26/13 *(attach HRER)*

b. Other *(specify)*:

Reclassified 2207 25th Street from Category B to Category C, due to integrity issues caused by defacto demolition.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☑ **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Richard Sucre Digitally signed by Richard Sucre DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Richard Sucre, email=Richard.Sucre@sfgov.org Date: 2013.07.29 11:39:51 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Rich Sucre

Date: 07/29/2013

Signature or Stamp: Richard Sucre

Digitally signed by Richard Sucre
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Richard Sucre
email=Richard.Sucre@sfgov.org
Date: 2013.07.29 11:40:11 -07'00'

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	6/11/2013	**Date of Form Completion**	7/26/2013

PROJECT INFORMATION:		
Planner:	Address:	
Rich Sucre	2207 25th Street	
Block/Lot:	Cross Streets:	
4282A/023	Rhode Island and De Haro Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.0592E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	April 2013

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

- Subject property has been largely demolished by previous owner;
- Only a portion of the primary facade remains;
- Submitted building permit history, including historic photograph from August 1, 1975;
- Proposed project includes demolition and new construction of a single-family residence.

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:	n/a		Period of Significance:	n/a	
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

- Constructed circa 1907, the subject property was originally constructed as a one-story wood-frame, single-family residence as noted by the Spring Valley Water Company records. No architect is known.

- Located in Potrero Hill neighborhood. No adjacent historic districts.

- Until recently, the subject property appears to have had few alterations over its lifetime, as based upon records available at Planning Dept and DBI.

- As based upon visual evidence, the subject property has been largely demolished by the previous owner between 2011 and 2012; therefore, the subject building is not a historic resource for the purposes due to integrity issues.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	7-29-2013

IMAGES

2207 25th Street
(Source: Google Maps, April 2011; Accessed July 26, 2013)

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PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 3332 Folsom ST	BLOCK/LOT(S) 5544/007

CASE NO. 2013.0772E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below)
☐ Demolition (requires HRER if over 50 years old)
☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

per GIS database, Hist Res is the only CEQA resource that requires additional review.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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____ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

____ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

____ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

____ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 06/11/1

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

____ 1. **Change of Use and New Construction** (tenant improvements not included).

____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed: **GO TO STEP 5**

☐ Project does not conform to the scopes of work: **GO TO STEP 5**

☐ Project involves 4 or more work descriptions: **GO TO STEP 5**

☐ Project involves less than 4 work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

____ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

____ 2. Interior alterations to publicly-accessible spaces.

____ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

____ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

____ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

____ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

____ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

____ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ____

* 7/30/2013 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: per HRER Part I dated 7/18/2013

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: ____

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

____ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

JGL *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* ____

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Jonathan G. Lammers

Planner's Signature

7/30/2013

Date

Jonathan Lammers

Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	July 18, 2013
Case No.:	2013.0772E
Project Address:	**3332 Folsom Street**
Zoning:	RH-2 (Residential House, Two-Family) 40-X Height and Bulk District
Block/Lot:	5544/007
Date of Review:	July 18, 2013 (Part I)
Staff Contact:	Jonathan Lammers (Preservation Planner) (415) 575-9093 jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 3332 Folsom Street, is located on a rectangular-shaped lot measuring 22.5 feet by 80 feet on the west side of Folsom Street between Stoneman and Ripley Streets in the Bernal Heights neighborhood. The property is located within an RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District. The topography in the area slopes steeply downward from south to north.

The subject property is occupied by a one-and-a-half story, wood frame, single-family dwelling constructed in 1904 per a San Francisco Public Utilities Commission water tap record. The San Francisco Assessor Recorder dates the building's construction to 1906. The residence is designed in a vernacular architectural style, but displays strong Queen Anne cottage influences in its massing and articulation.

The building is rectangular in plan, clad with wood rustic channel siding, and capped by a gable roof. The primary façade faces east onto Folsom Street and features an angled bay window to the south and the primary entrance to the north. Both the bay window and the entry are contained within the overhang of the attic level. The entry is approached by non-historic terrazzo stairs with a stucco side wall. The entrance itself is located within a small wood-paneled vestibule and includes a non-historic paneled wood door with flat board trim. The building is fenestrated with double-hung wood-sash windows with flat board surrounds. The paired attic windows are crowned with a molded hood and include scalloped trim at the base. Other ornamental features include scrolled wood brackets at the north and south ends of the attic overhang. The façade terminates in molded barge boards with gable returns. Satellite photos also show a gabled dormer located approximately at the center of the north side of the roof.

The rear of the property features a one-story, shed-roofed addition clad with rustic wood channel siding. The west elevation of this addition includes a large tripartite window with metal-sash casements and flat board trim.

There are no building permits for the property on file at the San Francisco Department of Building Inspection. Apparent alterations include the installation of the terrazzo stairs and stucco side wall, enlargement of the rear porch, and replacement of the primary entry door.

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

3332 Folsom Street is located in the San Francisco's Bernal Heights neighborhood, an area roughly bounded by Cesar Chavez Street on the north, Alemany Boulevard on the south, U.S. 101 on the east, and San Jose Avenue on the west. The subject block is exclusively residential and primarily composed of single-family dwellings with a minority of flats. Typical building heights range from one to two stories. Construction dates for buildings located on the subject block range from 1862 to 2004, with most buildings constructed prior to 1930. This is reflected in the architecture of the building stock, which includes examples of Italianate, Craftsman, Classical Revival and Mediterranean Revival designs, as well as at least one example of Modern style architecture. Some of the older buildings show evidence of prior alterations, including window replacement, vertical/horizontal additions and the replacement of the original cladding—typically stucco over wood.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: N/A ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Determination prepared by Joram S. Altman (dated 14 May 2013), information found in the Planning Department files, and research conducted on the Bernal Heights neighborhood, Preservation staff finds that the subject building is not individually eligible for listing on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Prior to the Gold Rush, the land that today encompasses Bernal Heights was part of the 4,446 acre *Rancho Rincon de las Salinas y Potrero Viejo* land grant given by the Mexican government to Jose Cornelio Bernal in 1839. The grant included lands stretching from present-day Bernal Heights eastward to Hunter's Point, south to McLaren Park, as well as all of the lands bordering Islais Creek in what is today the Excelsior District. The grant's northern boundary was closely aligned with Precita Creek, which flowed eastward along a course that is today roughly marked by Cesar Chavez Street.

Following the Gold Rush, Bernal Heights remained isolated from the more developed areas of San Francisco, and continued to be used primarily for ranching and small-scale farming. In 1864, however, the San Francisco – San Jose Railroad was opened along a route following the Old San Jose Road (portions of today's San Jose Avenue) and passing through the "Bernal Cut" at the western edge of Bernal Heights. By 1869, the U.S. Coast Survey map indicates that a few dozen buildings had been erected in the greater Bernal Heights area, mostly along the lower northern slopes adjoining the Mission District, or along the lower western slopes adjacent to Mission Street. A few buildings were also constructed in the immediate vicinity of the subject block, including 3340 Folsom Street, which was built in 1862 for the Prior family.

Various transportation improvements made during the late 19th century—especially the construction of streetcar lines running out Valencia Street and Mission Street—led to steady development along the lower slopes of Bernal Heights. As the neighborhood evolved, it assumed a primarily working class character typified by the construction of modest wood-frame cottages and flats. Mission Street and Cortland Street served as the primary commercial corridors, although various stores were also developed in the vicinity of Precita Park.

Fire insurance maps issued by the Sanborn Map Company indicate that development along the steep upper slopes of Bernal Heights remained relatively sparse during late 19th century. The 1900 map shows the subject block was approximately twenty percent built out with five single-family dwellings. The adjacent block to the east remained completely undeveloped, as did most parcels to the west. By 1905, four more buildings had been constructed on the subject block, including the subject building (then addressed as 3320 Folsom Street). At the time, 3332 Folsom Street occupied a larger lot which was subsequently subdivided for the construction of 3330 Folsom Street in 1906.

Bernal Heights experienced a sustained period of development following the 1906 Earthquake and Fire, when many residents relocated to areas outside the burned districts. This included the development of a row of semi-identical cottages along the west side of Folsom Street circa 1911, as well as numerous buildings along Treat Avenue one block to the east. Nevertheless, the 1913 Sanborn map shows that only three additional residences were constructed on the subject block following the 1906 disaster. The northeast corner of the subject block was not developed until the late 1920s, and the western edge of the block along Manchester Street experienced additional infill during the 1960s and 1980s.

Based on the information provided in the Supplemental Information Form for Historical Resource Determination and research performed by Planning Department staff, 3332 Folsom Street does not appear to be associated with any significant historic events such that it would be individually eligible for the California Register under Criterion 1. Likewise, the subject block does not appear to be associated with any historically significant pattern of development. The subject block was built out over a prolonged period of development and does not convey association with any singular or particularly significant event in the development of Bernal Heights or the history of San Francisco. However, this finding does not preclude determining individual properties to be historic resources.

It is therefore determined that 3332 Folsom Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.
The November 12, 1904 edition of *The San Francisco Call* shows that the subject parcel was sold by Martha E. Porter, Georgia Todd and G. G. Todd to Jonas Martin, a ship's carpenter, and Johanna Martin. The subject building appears to have been constructed soon after, as a water tap date provided with the Supplemental Information Form for Historical Resource Determination indicates that water service was connected to the house in 1904. According to the 1910 U.S. Census, Jonas and Johanna were natives of Sweden and immigrated to the United States in 1890. The census also shows that three boarders, including a steamship sailor and ship's mate, lived at the property. Following Jonas' death in 1913, Johanna continued to reside at the property through at least 1916, and appears to have retained ownership until 1935. Rental tenants of the property between 1916 and 1935 included Knut Johnson (seaman), Rudy McNamara (laborer) and Ella Johnson (janitor).

In 1935 the property was sold to Frank Skubic, a machine operator, and his wife Francene. The property remained in the Skubic family until 1965, although it was rented to Phillip DiMauro, a retired laborer, between 1954 and 1963. The property was subsequently purchased by Loid Ferguson, a janitor, and his wife Neyan, who owned the property until 1971. More recent owners and occupants include Mike and Ramon Pavloff (1971-1988) and Karl Rosenberger (1988-2012).

As a group, the owners and residents of 3332 Folsom Street illustrate the evolution of Bernal Heights as a primarily working-class neighborhood. However, none of the persons named above appear to be important to local, state or national history. It is therefore determined that 3332 Folsom Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
3332 Folsom Street was constructed in 1904 and designed in a vernacular style based on Queen Anne cottage precedents. The original architect or builder is not known. It is an overall modest structure, and its principal ornamentation is confined to the scrolled wood brackets beneath the overhang of the attic level and the scalloped trim beneath the attic windows. It does not appear to represent the work of a master, nor does it possess high artistic values. Queen Anne style cottages, as well as vernacular designs based on Queen Anne style precedents, are relatively common in Bernal Heights, as well as several other neighborhoods in San Francisco including Glen Park, Noe Valley and the Excelsior District. Within this context, 3332 Folsom Street does not appear to be a rare or distinctive example of its type, period or method of construction.

3332 Folsom Street also does not appear to contribute to a potential historic district in the neighborhood. The property does adjoin two other vernacular cottages designed with Queen Anne influences (3318 and 3330 Folsom Street), but this grouping is not particularly distinctive, nor does it evidence high artistic values. As discussed in the analysis of Criterion 1, the eastern side of the 3300 block of Folsom Street includes a row of semi-identical cottages constructed circa 1911. These also feature Queen Anne style influences, but demonstrate an overall higher level of cohesion and ornamentation borne out through the use of pilasters on the bay windows, dentil beltcourses, bracketed gable returns and patterned shingle cladding in the gable ends. Their massing also includes a greater horizontal emphasis than the cottages on the western side of the block.

It is therefore determined that 3332 Folsom Street is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 3332 Folsom Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

3332 Folsom Street is not significant under any of the California Register criteria discussed above. Therefore, an analysis of integrity is not warranted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

3332 Folsom Street is not significant under any of the California Register criteria discussed above. Therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

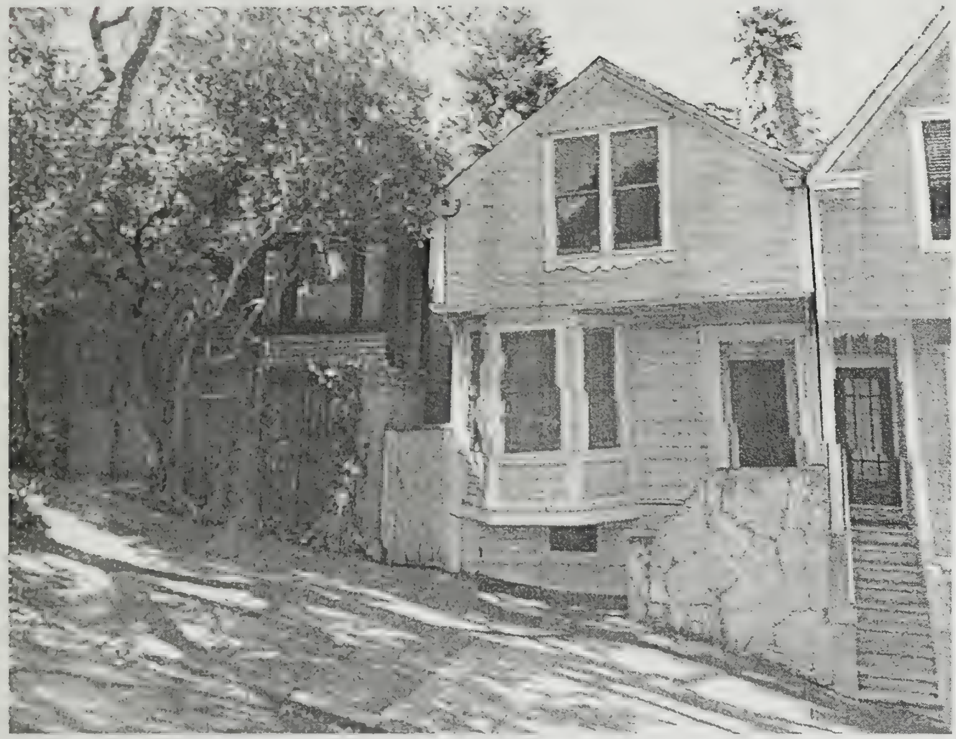
☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam Date: 7/25/2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



3332 Folsom Street primary façade (Google Maps)

3332 Folsom Street satellite view (Google Maps)

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 1298 Girard ST DPW - Station 44	BLOCK/LOT(S) 6194/010

CASE NO 2013.0666E	PERMIT NO.	PLANS DATED

☑ Addition/ Alteration (detailed below)
☐ Demolition (requires HRER if over 50 years old)
☐ New Construction

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to EP ArcMap > CEQA CatEx Determination Layers >Topography

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CONTINUED ON PAGE 2

________ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 JP 05/28/

Per GIS database Hist Pres is the only CEQA reason to be further analyzed.

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource GO TO STEP 5

☑ Category B: Potential Historical Resource (over 50 years of age) GO TO STEP 4

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed: GO TO STEP 5

☐ Project does not conform to the scopes of work: GO TO STEP 5

☐ Project involves 4 or more work descriptions: GO TO STEP 5

☐ Project involves less than 4 work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. Interior alterations to publicly-accessible spaces.

_______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

_______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

SAC 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: See attached PTR form

* _______ 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: _______

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: _______

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

____
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

SAC
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file Environmental Evaluation Application. _______

☑ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Planner's Signature

Date 8/2/13

Shelley Caltagirone
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	8/1/2013

PROJECT INFORMATION:		
Planner:	Address:	
Shelley Caltagirone	1298 Girard Street	
Block/Lot:	Cross Streets:	
6194/010	Wilde Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.0666E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/10/13

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☒ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	● Yes	○ No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ● Yes ○ No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ● Yes ○ No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: 1913	Period of Significance:
	○ Contributor ● Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	● Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Based on the information provided in the Historic Resource Evaluation prepared by Page & Turbull, Preservation staff finds that the subject building is individually eligible for inclusion on the California Register under Criteria 1 (Events) and 3 (Architecture). Please see the attached report and DPR Form for additional information. Page & Turnbull has also provided the attached project design guidelines that outline specifically how the rehabilitation work will proceed. The Department concurs with Page & Turnbull's finding that the project as proposed would comply with the Standards and have no significant adverse impact to the resource.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8 · 2 · 2013

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Case No.:	2013.1008E
Project Title:	Sharp Park Upland Habitat Restoration
Project Sponsor:	San Francisco Recreation and Park Department (SFRPD) Stacy Bradley – (415) 575-5609 stacy.bradley@sfgov.org
Lead CEQA Agency:	San Francisco Planning Department
Staff Contact:	Kei Zushi – (415) 575-9036 kei.zushi@sfgov.org

PROJECT DESCRIPTION:

The San Francisco Recreation and Park Department (SFRPD) proposes to restore one half acre of upland habitat within Sharp Park in the City of Pacifica in San Mateo County (the "proposed project"). The proposed project would be implemented in the following three locations (totaling 0.5 acres in size) in consultation with the U.S. Fish and Wildlife Service (USFWS): 1) south of Horse Stable Pond (HSP) in an area with substantial radish, mustard and Cape ivy cover; 2) immediately north of HSP in an area dominated by ice plant; and 3) west of Laguna Salada (LS) in an area dominated by ice plant and acacia shrubs (see Figures 1 and 2).[1]

[continued on next page]

EXEMPT STATUS:

Categorical Exemption, Class 33 (State CEQA Guidelines Section 15333).

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Sarah B. Jones
Environmental Review Officer

August 5, 2013
Date

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cc: Karen Mauney-Brodek, SFRPD, Project Sponsor
Historical Preservation List
Bulletin Board

Virna Byrd, M.D.F.
Distribution List

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[1] The forms of acacia species generally range from prostrate shrubs to large trees. The acacia species proposed to be removed as part of this project is of a shrub form, with an average height of six feet and an average trunk/stem width of four to five inches.

PROJECT DESCRIPTION (CONTINUED):

The project is proposed, in part, to comply with the Terms and Conditions of a Biological Opinion issued by the USFWS on October 2, 2012 for the proposed Sharp Park Safety, Infrastructure Improvement, and Habitat Enhancement Project ("Sharp Park Project")[2] and would convert portions of Sharp Park to native upland habitat for the California red-legged frog (CRLF) and the San Francisco garter snake (SFGS). The SFRPD would remove existing non-native invasive plant species and revegetate the project areas with native plant species.

The primary plants proposed for removal are those that reduce the habitat value for special-status species on the project site. Specifically, the SFRPD would remove ice plant and acacia shrubs to provide high quality foraging and refuge habitat for CRLF and SFGS. Ice plant would be removed by hand where feasible. Where ice plant is too thick to be removed by hand, a small bobcat fitted with a forklift would be used to lift the ice plant from the ground. Once the ice plant is lifted off the ground it would be cut and pulled by hand. Ice plant would be removed from the site with small dump trucks or Cushman carts. Acacia would be removed with chain saws and the remaining stumps would be painted with aquamaster or a similar herbicide to prevent re-growth. Cut branches would be stacked by hand on the west side of LS.

Approximately 25 percent of the restoration area would be revegetated with native shrubs and subshrubs such as coastal sagewort, sticky monkey flower, and California aster. It is anticipated that the remainder of the restoration areas would be seeded with native grass species. Supplemental water would be required to establish the plants and would be brought to the site in 500-gallon water trucks. The SFRPD would monitor the restored habitat by documenting vegetative cover and other habitat conditions for five years following the completion of the restoration work.

As mentioned above, a nominal amount of aquamaster or a similar herbicide would be used to paint cut branches and stumps to prevent resprout of acacia plants. In October, 2006, the Federal District Court for the Northern District of California issued a Stipulated Injunction that resolves a case brought against the U.S. Environmental Protection Agency (USEPA) by the Center for Biological Diversity. The court's injunction puts in place buffer areas around certain habitats of CRLF, and disallows use of certain herbicides including glyphosate (the active ingredient in aquamaster[3]) within those habitats and buffer zones.[4] The proposed project would comply with all applicable provisions of the injunction.

The three restoration areas are publicly inaccessible. Access to the site during restoration activities would be from the seawall and would not disturb the golf course or public use of the seawall or Sharp Park. Best Management Practices (BMPs) for erosion control would be implemented as required by the USFWS or California Department of Fish and Wildlife (CDFW)[5] for the proposed project, such as installation of fiber rolls, silt fences, straw blankets, hydroseeding, and straw mulch/wood chips. The proposed upland habitat restoration activity would be undertaken between

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[2] U.S. Fish and Wildlife Service (USFWS). *In Reply Refer To: 08ESMF00-2012-F-0082-2, Formal Endangered Species Consultation on the Sharp Park Safety, Infrastructure Improvement, and Habitat Enhancement Project in San Mateo County, California*, October 2, 2012. This document is available for review as part of Case File No. 2013.1008E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

[3] Monsanto Company. *Safety Data Sheet Commercial Product*, July 3, 2012. Available online at: http://www.co.marin.ca.us/depts/PK/Main/IPM/Data%20Files/MSDS/Aquamaster_msds.pdf. Accessed August 5, 2013.

[4] U.S. Environmental Protection Agency (USEPA). *Pesticides: Endangered Species Protection Program, Steps and Information for Pesticide Users*. Available online at: http://www.epa.gov/espp/litstatus/redleg-frog/steps-info.htm. Accessed July 22, 2013.

[5] Formerly known as the California Department of Fish and Game (CDFG).

September 1 and October 31 in compliance with the Biological Opinion for the proposed Sharp Park Project.[6] Project activity is anticipated to occur for approximately fifteen non-contiguous days.

Although a neighborhood notice distributed on January 15, 2013 for the proposed Sharp Park Project indicated that the proposed project would be analyzed in a negative declaration for the proposed Sharp Park Project, the Planning Department has since determined that the proposed project is separate from, and has independent utility from, the proposed Sharp Park Project. The proposed project, to remove invasive plant species and revegetate with native species on a total of 0.5 acres of upland area, neither relies upon nor requires the approval of the proposed Sharp Park Project. Approval of the proposed project would not commit the SFRPD or the City to approving the proposed Sharp Park Project, which is currently undergoing separate environmental review.

The Biological Opinion includes an Incidental Take Statement and Terms and Conditions related to the Incidental Take Statement, intended to minimize the project's impacts to CRLF and SFGS. The SFRPD would comply with all of the provisions in the Terms and Conditions applicable to this project including exclusionary fencing near wetlands or ponds, providing an on-site Biological Monitor and an on-call or on-site biologist with a valid 10(a)(1)(A) permit from the USFWS for the duration of the project.

The approval action for this project is the Recreation and Park Commission's appropriation of funding for the proposed project, which is scheduled to be heard at a public hearing on August 7, 2013. This Categorical Exemption may be appealed to the San Francisco Board of Supervisors.

Setting

Sharp Park is approximately 417 acres in size, located in the City of Pacifica in San Mateo County and is owned and operated by the SFRPD. It is bisected from north to south by the Pacific Coast Highway (PCH), with the project site located west of PCH. Sharp Park is bounded by the Pacific Ocean to the west. To the north and south, portions of Sharp Park are bordered by residential development. Sharp Park abuts portions of the Golden Gate National Recreation Area (GGNRA) to the south and east (see Figure 1). Sharp Park contains an 18-hole golf course, an archery range, a clubhouse, a remediated former rifle range, a parking lot, and extensive natural areas including an approximately 27-acre wetland complex consisting of HSP, LS, a channel and culverts that connect HSP to LS and adjacent wetlands.

There are several special-status species that are known to occur on and near the project site. These species include CRLF, SFGS, western pond turtle (WPT), salt marsh common yellowthroat, black-crowned night heron, and locally significant bird species. CRLF is listed as "threatened" under the Federal Endangered Species Act (FESA) and a California Species of Special Concern (SSC).[7,8] SFGS is

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[6] U.S. Fish and Wildlife Service (USFWS). *In Reply Refer To: 08ESMF00-2012-F-0082-2, Formal Endangered Species Consultation on the Sharp Park Safety, Infrastructure Improvement, and Habitat Enhancement Project in San Mateo County, California*, October 2, 2012. This document is available for review as part of Case File No. 2013.1008E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

[7] The Federal Endangered Species Act defines "Threatened Species" as any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

[8] A Species of Special Concern (SSC) is a species, subspecies, or distinct population of an animal (fish, amphibian, reptile, bird, and mammal) native to California that currently satisfies one or more of the following (not necessarily mutually exclusive) criteria:

- is extirpated from the State or, in the case of birds, in its primary seasonal or breeding role;
- is listed as Federally-, but not State-, threatened or endangered; meets the State definition of threatened or endangered but has not formally been listed;

listed as "endangered" under the FESA and classified as "endangered" and "fully protected" under the California Fish and Game Code.[9,10,11,12,13] The WPT and salt marsh common yellowthroat are listed as a California SSC.

This space intentionally left blank

- is experiencing, or formerly experienced, serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for State threatened or endangered status;
- has naturally small populations exhibiting high susceptibility to risk from any factor(s), that if realized, could lead to declines that would qualify it for State threatened or endangered status.

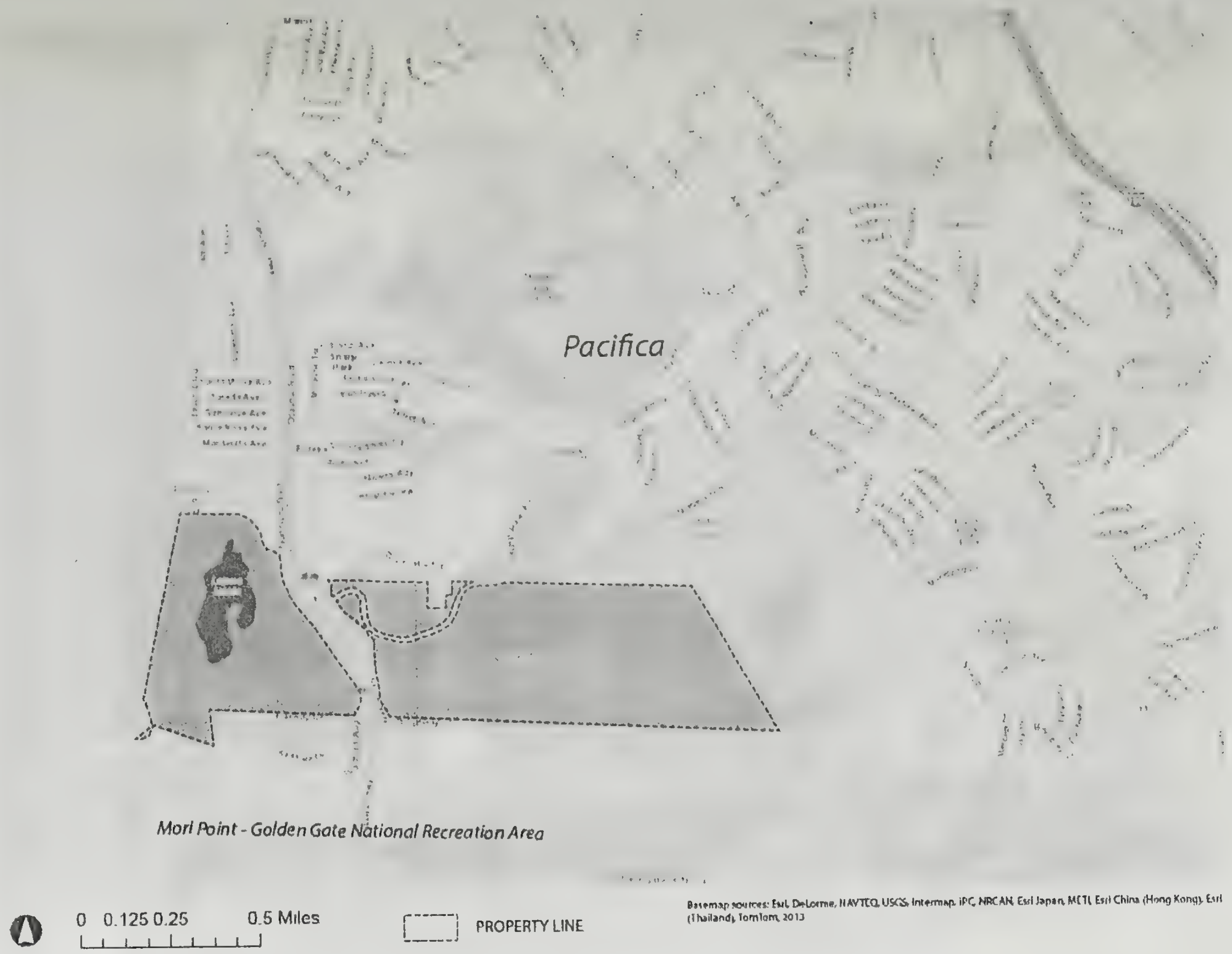
[9] The FESA defines "Endangered Species" as any species which is in danger of extinction throughout all or a significant portion of its range other than a species of the Class Insecta determined by the Secretary to constitute a pest whose protection under the provisions of the FESA would present an overwhelming and overriding risk to man.

[10] The California Fish and Game Code defines "Endangered Species" as a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease. Any species determined by the Fish and Game Commission as "endangered" on or before January 1, 1985, is an "Endangered Species."

[11] The classification of "Fully Protected" was the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians and reptiles, birds and mammals. Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations.

[12] California Department of Fish and Wildlife (CDFW). *Fully Protected Animals*. Available online: http://www.dfg.ca.gov/wildlife/nongame/t_e_spp/fully_pro.html. Accessed July 19, 2013.

[13] California Department of Fish and Wildlife (CDFW). *State and Federally Listed Endangered & Threatened Animals of California*, January 2013. Available online at: http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEAnimals.pdf. Accessed July 19, 2013.



Basemap sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

Figure 1. Vicinity Map

Source: San Francisco Recreation and Park Department

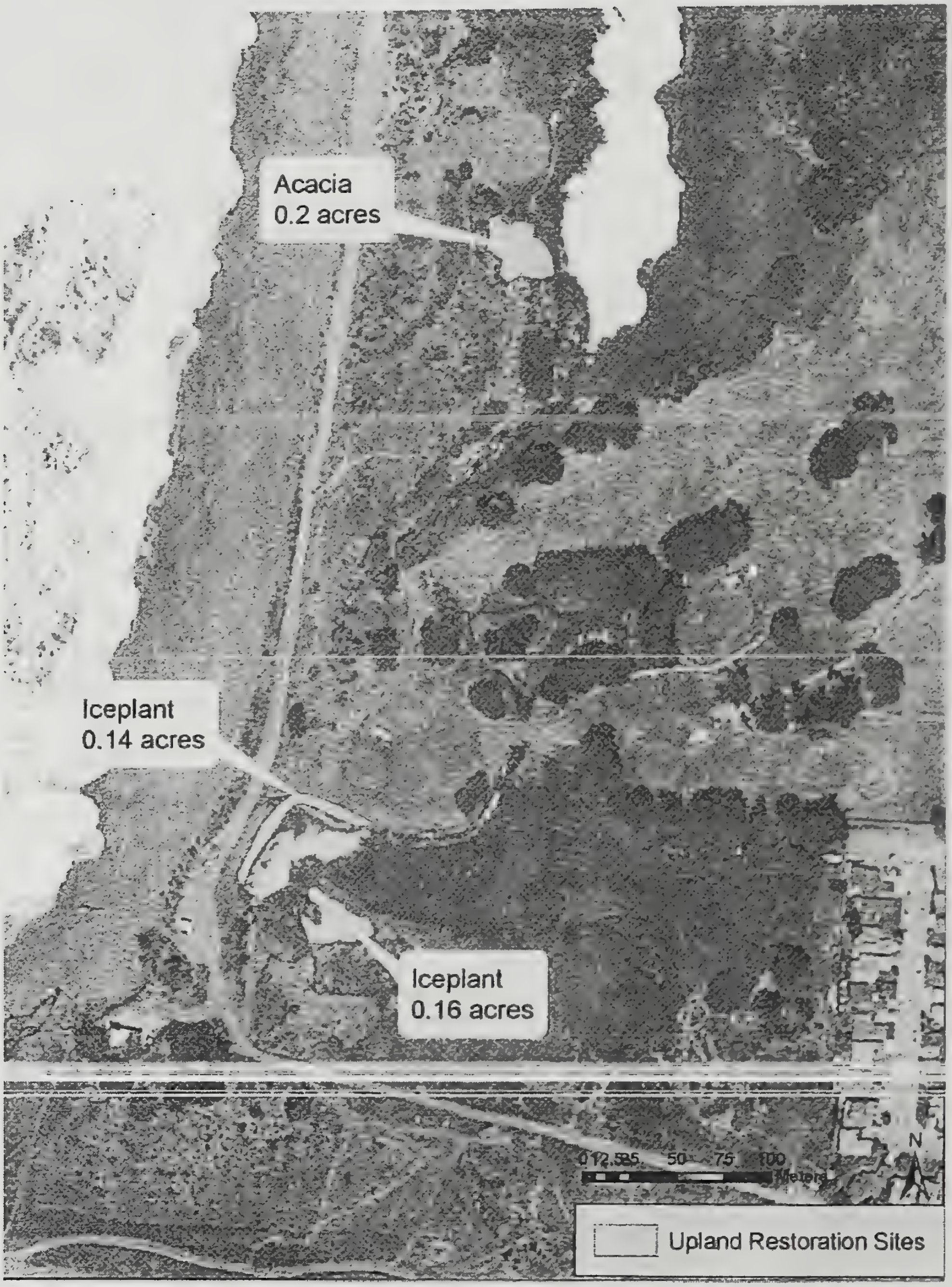


Figure 2. Location of Proposed Upland Habitat Restoration

Source: San Francisco Recreation and Park Department

REMARKS:

Class 33

CEQA Guidelines Section 15333, or Class 33, provides an exemption from environmental review for a project not to exceed five acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife provided that the project satisfies the following three criteria.

a) ***There would be no significant adverse impact on endangered, rare or threatened species or their habitat pursuant to CEQA Guidelines Section 15065.***

Special-status species that may occur on the project site and in its vicinity are discussed in Table 1 of this Categorical Exemption.

CEQA Guidelines Section 15065 provides that:

(a) A lead agency shall find that a project may have a significant effect on the environment and thereby require an EIR to be prepared for the project where there is substantial evidence, in light of the whole record, that any of the following conditions may occur:

    (1) The project has the potential to: substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare or threatened species; or eliminate important examples of the major periods of California history or prehistory.

The proposed project would be located in an area where the CRLF, SFGS, WPT, salt marsh common yellowthroat, black-crowned night heron, and other locally significant bird species are known or likely to occur. As listed in Table 1 and discussed below, the project would not have an adverse impact on these species.

Table 1. Listed species that could potentially occur in the Project Area[14,15,16]

Common Name	*Scientific Name*	Federal/State/ CNPS Status	Habitat	Likelihood of Occurrence/Notes on Occurrence
Reptiles and Amphibians				
California red-legged frog	*Rana aurora draytonii*	FT/SSC/--	Lowlands and foothills in or near permanent sources of deep water, with dense, shrubby, or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development.	C/ Recently observed at Sharp Park.
San Francisco garter snake	*Thamnophis sirtalis elegans*	FE/SE, SFP/--	Freshwater marshes, ponds, and slow-moving streams. Prefers dense cover and water depths of at least one foot.	C/ Reported near HSP in 2008.
Western pond turtle	*Clemmys marmorata*	--/SSC/--	Ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Needs basking sites and upland habitat for egg-laying.[17]	C/ Presumed to occur at Sharp Park.
Birds				
Salt marsh common yellowthroat	*Geothlypis trichas sinuosa*	--/SSC/--	Saltwater and freshwater marshes. Requires thick cover for foraging and dense vegetation for nesting.[18]	C/ Presently occurs at Sharp Park.

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[14] U.S. Fish and Wildlife Service (USFWS). *In Reply Refer To: 08ESMF00-2012-F-0082-2, Formal Endangered Species Consultation on the Sharp Park Safety, Infrastructure Improvement, and Habitat Enhancement Project in San Mateo County, California*, October 2, 2012. This document is available for review as part of Case File No. 2013.1008E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

[15] USFWS. *Species*. Available online at: http://www.fws.gov/species/. Accessed July 11, 2013.

[16] CDFG. *California Natural Diversity Database, Special Animals (898 Taxa)*, January 2011. Available online at: http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/spanimals.pdf. Accessed July 11, 2013.

[17] Swaim Biological Incorporated. *Sharp Park Wildlife Surveys and Special Status Reptile and Amphibian Restoration Recommendations*, December 4, 2008. This document is available for review as part of Case File No. 2013.1008E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

[18] Shuford, W. D., and Gardali, T., editors, Western Field Ornithologists and CDFG. *California Bird Species of Special Concern: A Ranked Assessment of Species, Subspecies, and Distinct Populations of Birds of Immediate Conservation Concern in California, Studies of Western Birds No. 1*, February 2008. Available online at: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentVersionID=19854. Accessed July 12, 2013.

Black-crowned night heron	*Nycticorax nycticoraz*	--/SA/--	Foothills and lowlands. Nesting takes place in thick-foliaged trees, dense fresh or brackish emergent wetlands, or dense shrubbery or vines near aquatic feeding areas.[19]	P/ Presently occurs at Sharp Park.
Mammals				
San Francisco dusky-footed woodrat	*Neotoma fuscipes annectens*	--/SSC/--	Riparian and oak woodland forests with dense understory cover or thick chaparral habitat.[20]	U/ Observed in Sharp Park, only on the east side of PCH.
Insects				
Mission blue butterfly	*Icaricia icarioides missionensis*	FE/--/--	Grassland habitat with lupines.[21]	U/ The Biological Opinion for the Sharp Park Project concluded that the proposed restoration activities would occur at least 0.5 miles away from mission blue butterfly habitat. The Biological Opinion concluded that the proposed project would not adversely affect the mission blue butterfly.

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[19] CDFW. *Stanislaus River Report, Black-crowned Night Heron*. Available online at: http://www.dfg.ca.gov/delta/reports/stanriver/sr437.asp. Accessed July 11, 2013.

[20] H. T. Harvey & Associates. *Junipero Serra Traffic Calming Project Biological Resources Project, Project No. 3283-01*, September 26, 2011. This document is available for review as part of Case File No. 2013.1008E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

[21] Lisa Wayne, SFRPD, and Stuart B. Weiss and Christal Niederer, Creekside Center for Earth Observation. *Recovery Action Plan For The Mission Blue Butterfly (Icaricia icarioides missionensis) At Twin Peaks Natural Area*. April 7, 2009. Available online at: http://creeksidescience.files.wordpress.com/2012/01/twin_peaks_mission_blue_recovery_9apr091.pdf. Accessed August 2, 2013.

Myrtle's silverspot butterfly	*Speyeria zerene myrtleae*	FE/--/--	Coastal dunes, coastal prairie, and coastal scrub at elevations ranging from sea level to 1,000 feet, and as far as 3 miles inland. The adult butterflies prefer areas protected from onshore winds. Critical factors in the distribution of this species include presence of the presumed larval host plant, western dog violet (*Viola adunca*), and availability of nectar sources for adults.[22]	U/ The CDFW's Natural Diversity Database indicates that this species was extirpated. By the late 1970s populations of this species south of the Golden Gate Bridge were believed to be extinct and extant populations were known only from Marin County at the Point Reyes National Seashore.[23]
San Bruno elfin butterfly	*Callophrys mossii bayensis*	FE/--/--	Coastal chaparral, on steep north facing slopes, and in the fog-belt of the mountains near San Francisco Bay. This species closely follows the narrow, fragmented distribution of its larval host plant, broadleaf stonecrop *(Sedum spathulifolium)*.[24]	U/ There are no rocky substrates or grassland habitats that contain the host plant for this species in the project area or its vicinity.
Bay checkerspot butterfly	*Euphydryas editha bayensis*	FT/--/--	Native grasslands on very large serpentine outcrops; secondary or "satellite" habitat islands of smaller serpentine outcrops with native grassland; and "tertiary" habitat areas, where both larval food plants occur on soils not derived from serpentine, but which have similarities to serpentine-derived soils.[25]	U/ There is no serpentine grassland habitat or grasslands supporting larval food plants of the bay checkerspot butterfly in the project area or its vicinity.

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[22] USFWS. *Recovery Plan for Seven Coastal Plants and the Myrtle's Silverspot Butterfly*, September 29, 1998. Available online at: http://ecos.fws.gov/docs/recovery_plan/980930d.pdf. Accessed July 11, 2013.

[23] Ibid.

[24] USFWS. *San Bruno Elfin Butterfly and Mission Blue Butterfly, 5-year Review: Summary and Evaluation*, February 2010. Available online at: http://ecos.fws.gov/docs/five_year_review/doc3216.pdf. Accessed July 11, 2013.

[25] USFWS. *Recovery Plan for Serpentine Soil Species of the San Francisco Bay Area*, September 30, 1998. Available online at: http://ecos.fws.gov/docs/recovery_plan/980930c_v2.pdf. Accessed July 11, 2013.

Bumblebee scarab beetle	*Lichnanthe ursine*	--/--/--	Coastal dune habitat with diverse native vegetation to thrive.[26]	U/ This species is no longer a federally listed species, nor is it a federal candidate species or a state listed species.[27,28,29] The project site primarily contains non-native vegetation and does not contain coastal dune habitat with diverse native vegetation.
Plants				
San Francisco Bay spineflower	*Chorizanthe cuspidata var. cuspidata*	--/--/CNPS List 1B	Barren, disturbed sites on loose mineral soils. This species has been found in coastal prairie, coastal dune, coastal scrub, and coastal bluff scrub habitats. It occurs in Sonoma, Marin, San Francisco, San Mateo, and possibly Santa Clara counties; it is believed to have been extirpated in Alameda County.[30]	U/ Last observed in 1925 in Sharp Park. Presumed extirpated from Sharp Park.[31]

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[26] National Park Service (NPS). *Coastal Dunes: A Vanishing Legacy.* Available online at: http://www.nps.gov/pore/supportyourpark/upload/volunteer_hrp_vanishing_legacy.pdf. Accessed August 2, 2013.

[27] USFWS. *Species Profile, Bumblebee scarab (Lichnanthe ursina).* Available online at: http://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=I0D3. Accessed July 3, 2013.

[28] CDFG. *California Natural Diversity Database, Special Animals (898 Taxa),* January 2011. Available online at: http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/spanimals.pdf. Accessed July 11, 2013.

[29] U.S. Fish and Wildlife Service (USFWS). *Candidate Species Report.* Available online at: http://ecos.fws.gov/tess_public/pub/candidateSpecies.jsp. Accessed July 30, 2013.

[30] Michael Wood, California Native Plant Society (CNPS), Yerba Buena Chapter. *Focus on Rarities (from the quarterly Yerba Buena Chapter Newsletter), San Francisco Bay spineflower,* September 1997. Available online at: http://www.cnps-yerbabuena.org/experience/focus_on_rarities.html#pageTop. Accessed July 11, 2013.

[31] CDFG. *Natural Diversity Database. Chorizanthe cuspidata var. cuspidate, San Francisco Bay spineflower.* This document is available for review as part of Case File No. 2013.1008E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

Federal Status
FE = Endangered. Species in danger of extinction throughout all or a significant portion of its range.
FT = Threatened. Species likely to become endangered within foreseeable future throughout all or a significant portion of its range.

California State Status
SE = Endangered. Species whose continued existence in California is jeopardized.
SSC = Species of Special Concern
SFP = State Fully Protected under Sections 3511 and 4700 of the Fish and Game Code.
SA = Special Animal

California Native Plant Society
1A = Plants presumed extinct in California
1B = Plants that are rare or endangered in California and elsewhere
2 = Plants that are endangered in California, but more common elsewhere
3 = Plants about which more information is needed
4 = Plants of limited distribution (a watch list)
LS = Locally Significant

Occurrence
P = Potential
C = Confirmed
U = Unlikely

The following special-status species occur or are likely to occur in the project area: CRLF, SFGS, WPT, salt marsh common yellowthroat, black-crowned night heron, and locally significant bird species.

CRLF, SFGS, and WPT

Potential effects of the proposed project to CRLF and SFGS are addressed in the Biological Opinion prepared by the USFWS.[32] The Biological Opinion concluded that the removal of invasive vegetation would improve essential upland habitats for both CRLF and SFGS. As noted in the Project Description section, the SFRPD proposes to implement a number of measures to protect CRLF and SFGS as part of this project and as required by the Biological Opinion. Although the proposed restoration activity could result in disturbance to the essential behaviors of CRLF and SFGS, such as feeding, dispersal, and breeding, injuries or fatalities to CRLF or SFGS, or effect to burrows, the USFWS concluded that implementation of the "reasonable and prudent measure" described in the Biological Opinion would minimize the potential for incidental take of special-status species.[33,34] Based on the above, the proposed project would not jeopardize the continued existence of CRLF or SFGS, would comply with the requirements of the FESA and the Biological Opinion, and thus would not have a significant impact on these special-status species or their habitat.

Impacts to WPT from the proposed project would be similar to those described above for CRLF. However, because the restoration activities would occur during the WPT nesting season, the magnitude of those impacts would be potentially greater for this species. Temporary impacts from the proposed restoration activity could result in the disturbance of feeding, breeding, aestivation sites and dispersal behaviors. The removal of nonnative vegetation may disturb WPT sheltering within the plants. As described under the Project Description section, the proposed project would include measures to protect CRLF and SFGS, which would also protect WPT. These measures include establishing exclusionary fencing near wetlands or ponds and providing an on-site Biological Monitor and an on-call or on-site biologist with a valid 10(a)(1)(A) permit from the USFWS for the duration of the project. Therefore, the proposed project would not result in any significant impacts to WPT or its habitat.

Salt Marsh Common Yellowthroat, Black-Crowned Night Heron, and Locally Significant Bird Species

A number of bird species breed or occur at Sharp Park. These bird species include: salt marsh common yellowthroat; black-crowned night heron; American goldfinch; American kestrel; Band-tailed pigeon; Black-crowned night heron; Clark's grebe; Gadwall; Great horned owl; Hairy woodpecker; Hutton's Vireo; Pacific-slope flycatcher; Pied-billed grebe; Purple finch; Red-shouldered hawk; Red-tailed hawk; Say's phoebe; Steller's jay; Swainson's thrush; Tree swallow; and Violet-green swallow.[35] Some of these species primarily inhabit forests or woodlands, but all of these species or their nests could potentially be present in the project area. The proposed activity would be conducted outside the nesting season for these bird species (February 1 through August 31, as designated by the CDFW). If birds are nevertheless observed nesting in the project area, in compliance with the Migratory Bird Treaty Act, the SFRPD would be required to avoid damaging or removing the nests of any migratory bird species. Therefore, no impacts to nesting birds would occur as a result of the proposed project.

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[32] U.S. Fish and Wildlife Service (USFWS). *In Reply Refer To: 08ESMF00-2012-F-0082-2, Formal Endangered Species Consultation on the Sharp Park Safety, Infrastructure Improvement, and Habitat Enhancement Project in San Mateo County, California*, October 2, 2012, Pages 37 and 38. This document is available for review as part of Case File No. 2013.1008E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

[33] "Take" is defined as harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect, or attempt to engage in any such conducts. "Harm" is further defined by the USFWS to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns, including breeding, feeding, or sheltering. "Harass" is defined by the USFWS as actions that create the likelihood of injury to a listed species by annoying it to such an extent as to significantly disrupt normal behavior patterns which include, but are not limited to, breeding, feeding, or sheltering.

[34] "Incidental Take" is defined as take that is incidental to, and not the purpose of, the carrying out of an otherwise lawful activity. Under the terms of section 7(b)(4) and section 7(o)(2), taking that is incidental to and not intended as part of the agency action is not considered to be prohibited taking under the FESA provided that such taking is in compliance with the Incidental Take Statement.

[35] Lisa Wayne, SFRPD. *Email to Kei Zushi, San Francisco Planning Department, Sharp Park Restoration*, August 1, 2013. This email is available for review as part of Case File No. 2013.1008E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

Migratory Corridors and Nursery Sites

Sharp Park is bordered in part by undeveloped areas, including Sweeney Ridge and Mori Point, and located near Milagra Ridge, which allows it to serve as a relatively undisturbed corridor for wildlife, particularly birds. Many migratory birds use some areas of Sharp Park for foraging, nesting, and perching habitat. The proposed project, which includes removal of invasive plants and upland habitat restoration, would not substantially reduce habitat value for wildlife species.

In light of the above, the proposed project would not: 1) substantially degrade the quality of the environment; 2) substantially reduce the habitat of a fish or wildlife species; 3) cause a fish or wildlife population to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; or 5) substantially reduce the number or restrict the range of an endangered, rare or threatened species, pursuant to CEQA Guidelines Section 15065. Therefore, the proposed project would not result in any significant impacts to special-status species or their habitats.

b) There are no hazardous materials at or around the project site that may be disturbed or removed.

The project site is not included on the Hazardous Waste and Substances Sites (Cortese) List compiled pursuant to Section 65962.5 of the Government Code.[36] There are no known hazardous materials present within the project site that would be disturbed as part of this project.

c) The project would not result in impacts that are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Cumulative projects within the project area and vicinity include the Sharp Park Project, the Significant Natural Resource Areas Management Plan (SNRAMP), and the Sharp Park Recycled Water Project. None of these projects' construction activity would occur during the implementation of the proposed project. It is not anticipated that any one of these projects, alone or in combination, would result in any environmental impacts that could not be mitigated to a less than significant level. Because the proposed project is specifically designed to improve habitat for special-status species and has been designed to reduce any impact to such species, no cumulative impact to the environment, including impact to biological resources, is known to exist. Thus, the project, in combination with other past, current, or reasonably foreseeable future projects would not result in any significant effects on the physical environment.

Exempt Status and Conclusion

CEQA State Guidelines Section 15333, or Class 33, allows for an exemption of a project not to exceed five acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife that satisfies the criteria outlined above. As discussed above, the proposed project entails restoration of one half acre of upland habitat that would have no significant adverse environmental effects and would meet all of the criteria prescribed by Class 33. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15333.

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[36] California Department of Toxic Substances Control (DTST). *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List).* Available online at: http://www.dtsc.ca.gov/SiteCleanup/Cortese_list.cfm. Accessed August 1, 2013.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	2013.0668E
Project Title:	**357 Arkansas Street**
Zoning:	RH-2 (Residential – House, Two Family) Use District 40-X Height and Bulk District
Block/Lot:	4035/022
Lot Size:	2,495 square feet
Project Sponsor:	Ethan Andersen, Drafting Cafe (510) 251-2511
Staff Contact:	Laura Lynch – (415) 575-9045 Laura.lynch@sfgov.org

PROJECT DESCRIPTION:

The subject property, 357 Arkansas Street, is located on a rectangular-shaped lot measuring 25 feet by 100 feet on the east side of Arkansas Street between 18th and 19th Streets at the northern end of the Potrero Hill neighborhood.

The proposed project would remodel and expand the existing 1,617 square foot (sq. ft.), 1 story over garage single family home. The proposed home would include a height increase of 9′ creating a maximum height of 30′ and a square footage expansion of 1,177 sq. ft. The renovations would create a 2,774 sq. ft. home with 2 stories over a garage, retaining one off street parking space.

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(2)

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Virginia Wise for
Sarah Jones
Environmental Review Officer

August 6th, 2013
Date

cc: Ethan Andersen, Project Sponsor
Brittany Bendix, Current Planning
Jonathan Lammers, Preservation Planner
Malia Cohen, District 10
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The property is located within an RH-2 (Residential-House, Two Family) Zoning District and a 40-X Height and Bulk District. Other proposed project improvements include a vertical addition of one story, excavation of approximately 5′ for a depth expansion of the garage, interior renovations, new deck, and an exterior staircase. The project would also alter the front and back façade by replacing the existing vinyl siding and wood trim with wood siding and trim. The project would also add tile and concrete materials to the façade and replace existing windows, doors, and roof.

REMARKS:

Historical Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 357 Arkansas is a historical resource as defined by CEQA. A property may be considered a historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district. The Planning Department's Preservation staff evaluated the subject property and determined the existing structure on the project site is not a historical resource as defined by CEQA.[1]

The structure at 357 Arkansas Street was constructed in 1906. Based on the information provided in the Supplemental Information for Historical Resource Determination[2] and research performed by Planning Department staff, 357 Arkansas Street does not appear to be associated with any significant historic events such that it would be eligible for the California Register under Criterion 1 and was not inhabited by any person important to local, state or national history, thus, not eligible for listing in the California Register under Criterion 2. 357 Arkansas Street also does not appear to relate to any potential historic district in the neighborhood. The subject block was primarily developed between circa 1900 and 1915, but many buildings show evidence of having been subsequently altered through the installation of replacement cladding—typically stucco or asbestos shingles. Several buildings also have additions that have compromised the scale and massing of the original structure. Overall, the 300 block of Arkansas Street lacks sufficient cohesion and integrity to qualify as a potential historic district. 357 Arkansas Street underwent Preliminary Archeological Review (PAR) by Planning Department staff archeologists, who determined that there would be no effect on archeological resources as a result of the project;[3] therefore the project is not significant in regards to Information Potential (Criterion 4). The building is not eligible for the California Register as an individual resource.

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[1] San Francisco Planning Department, *Historic Resource Evaluation Response 357 Arkansas Street*, July 25, 2013. This document is summarized and can be reviewed under Case Number 2013.0668E at the San Francisco Planning Department reception, 1650 Mission Street, San Francisco, CA

[2] *Supplemental Information for Historic Resource Determination, 357 Arkansas Street*, January 25, 2013. This document can be reviewed under Case Number 2013.0668E at the San Francisco Planning Department reception, 1650 Mission Street, San Francisco, CA

[3] Laura Lynch, *Memo to File: Case Number 2013.0668E Re. No Effects on Archeological Resources*, July 26, 2013. This memorandum can be reviewed under Case Number *2013.0668E* at the San Francisco Planning Department reception, 1650 Mission Street, San Francisco, CA.

Hazardous Materials

Based upon mapping conducted by the U.S. Geological Survey (USGS) the project site may be underlain by serpentine rock.[4] The proposed project would involve excavation under an existing garage and stairs on the project site, potentially releasing serpentinite into the atmosphere. Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. Although the California Air Resources Board (ARB) has not identified a safe exposure level for asbestos in residential areas, exposure to low levels of asbestos for short periods of time poses minimal risk.[5] To address health concerns from exposure to NOA, ARB enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, Section 93105,[6] and are enforced by the Bay Area Air Quality Management District (BAAQMD).

The Asbestos ATCM requires construction activities in areas where NOA is likely to be found to employ best available dust control measures. Additionally, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance in 2008 to reduce fugitive dust generated during construction activities. The requirements for dust control as identified in the Construction Dust Control Ordinance are as effective as the dust control measures identified in the Asbestos ATCM. Thus, the measures required in compliance with the Construction Dust Control Ordinance would protect the workers themselves as well as the public from fugitive dust that may also contain asbestos. The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to NOA would not occur. Therefore, the proposed project would not result in a hazard to the public or environment from exposure to NOA.

Air Quality. Project-related excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. Although there are federal standards for air pollutants and implementation of state and regional air quality control plans, air pollutants continue to have impacts on human health throughout the country. California has found that particulate matter exposure can cause health effects at lower levels than national standards. The current health burden of particulate matter demands that, where possible, public agencies take feasible available actions to reduce sources of particulate matter exposure. According to the California Air Resources Board, reducing ambient particulate matter from 1998-2000 levels to natural background concentrations in San Francisco would prevent over 200 premature deaths.

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[4] Planning Department, GIS Layer, "Areas Affected by Serpentine Rocks." Created February 25, 2010 from United States Geological Survey and San Francisco Department of Public Health data.

[5] California Air Resources Board, Fact Sheet #1 Health Information on Asbestos, 2002. Available online at: http://www.arb.ca.gov/toxics/Asbestos/1health.pdf. Accessed April 15, 2013.

[6] California Air Resources Board, Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, July 29, 2002.

Dust can be an irritant causing watering eyes or irritation to the lungs, nose and throat. Demolition, excavation, grading and other construction activities can cause wind-blown dust to add to particulate matter in the local atmosphere. Depending on exposure, adverse health effects can occur due to this particulate matter in general and also due to specific contaminants such as lead or asbestos that may be constituents of soil.

In response, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI).

The Ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square feet of soil comply with specified dust control measures whether or not the activity requires a permit from DBI. The Director of DBI may waive this requirement for activities on sites less than one half-acre that are unlikely to result in any visible wind-blown dust.

The project sponsor and the contractor responsible for construction activities at the project site shall use the following practices to control construction dust on the site or other practices that result in equivalent dust control that are acceptable to the Director. Dust suppression activities may include watering all active construction areas sufficiently to prevent dust from becoming airborne; increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water must be used if required by Article 21, Section 1100 et seq. of the San Francisco Public Works Code. If not required, reclaimed water should be used whenever possible. Contractors shall provide as much water as necessary to control dust (without creating run-off in any area of land clearing, and/or earth movement. During excavation and dirt-moving activities, contractors shall wet sweep or vacuum the streets, sidewalks, paths and intersections where work is in progress at the end of the workday. Inactive stockpiles (where no disturbance occurs for more than seven days) greater than 10 cubic yards or 500 square feet of excavated materials, backfill material, import material, gravel, sand, road base, and soil shall be covered with a 10 millimeter (0.01 inch) polyethylene plastic (or equivalent) tarp, braced down, or use other equivalent soil stabilization techniques.

These regulations and procedures set forth by the San Francisco Building Code would ensure that potential dust-related air quality impacts would be reduced to a level of insignificance.

Exemption Class. Under CEQA State Guidelines Section 15301 (e)(2), and Class 1(e)(2), additions to existing structures of up to 10,000 sq. ft. are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would increase the existing 1,617 sq. ft. floor area by 1,177 sq. ft. to 2.774 sq. ft., substantially less than 10,000 sq. ft. In addition, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. Therefore, the proposed project would be exempt from environmental review under Class 1.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant geotechnical or historical resource impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

Blocks/Lots
1735/008/009/0012
0013/0014

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 1200, 1240 14th Ave 1201, 1221 1271 Funston Ave	BLOCK/LOT(S)

CASE NO. 2013.0692E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to. EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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________ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

05/31/1

Per GIS databa
Hist Pres is the
only CEQA resou
to be analyzed

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is not listed: **GO TO STEP 5**

☐ Project does not conform to the scopes of work: **GO TO STEP 5**

☐ Project involves 4 or more work descriptions: **GO TO STEP 5**

☐ Project involves less than 4 work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_____ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_____ 2. Interior alterations to publicly-accessible spaces.

_____ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_____ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

_____ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

_____ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_____ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_____ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: _____

* _____ 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: per HRER Part 1 dated 7/20/2013

* Attach Historic Resource Evaluation Report

b. Other, please specify: _____

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

_____ Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

JGL
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _____

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Jonathan G. Lammers
Planner's Signature

8/6/2013
Date

Jonathan Lammers
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date July 20, 2013
Case No.: **2013.0692E**
Project Address: **1201, 1221, 1241 Funston Avenue / 1200, 1220, 1240 14th Avenue**
Zoning: RM-4 (Residential-Mixed, High Density)
40-X Height and Bulk District
Block/Lot: 1737/008, 009, 010, 012, 013, 014
Date of Review: July 20, 2013 (Part I)
Staff Contact: Jonathan Lammers (Preservation Planner)
(415) 575-9093
jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property is a large apartment complex known as Park West Apartments and variously addressed 1201, 1221 and 1241 Funston Avenue, as well as 1200, 1220 and 1240 14th Avenue. It occupies the northern half of the block bounded by Lincoln Way, 14th Avenue, Funston Avenue and Irving Street in the Inner Sunset neighborhood. The property encompasses a total of six parcels which combined measure 300 feet by 240 feet. The property is located within an RM-4 (Residential-Mixed, High Density) Zoning District and a 40-X Height and Bulk District.

Park West Apartments is a three-story-over-parking-level apartment complex constructed in 1959 per the San Francisco Assessor Recorder. It was designed in a Modern style by the architect Hewitt C. Wells and constructed by the Meyer & Young Building Corporation. The complex is overall rectangular in plan and encompasses six attached wood-frame buildings supported on reinforced concrete columns and a reinforced concrete podium level. These buildings are principally massed around the perimeter of the site and enclose a T-shaped courtyard at the north, a narrow rectangular light well toward the center, and a large H-shaped courtyard with swimming pool at the south.

The complex is principally clad with plywood sheathing and wood battens, interspersed with stucco panels. Typical fenestration consists of fixed and casement aluminum-sash windows. Second-floor balconies are extensions of the reinforced concrete podium. Third and four story balconies are cantilevered out from wood frames and feature metal railings.

Each building includes a ground-floor lobby with glass windows walls. Adjacent to each lobby is a small landscaped area with raised planting beds. The pool is located in the main courtyard and is surrounded by low concrete terraces. The pool is separated from the parking area by a concrete-masonry-unit (CMU) wall.

There are numerous building permit records on file for the complex at the San Francisco Department of Building Inspection. Typical repairs have included the following: roof replacement; interior remodeling;

replace decking for three balconies and replace tubular steel supports (1201 Funston, 1991); remove and replace deck joists and fascia and repair stucco (1201 Funston, 1992); replace exterior siding south wall (1241 Funston, 1999); remove and replace sliding glass doors, cantilevered deck joints and repair stucco (1241 Funston, 2000); demolish existing exterior siding and stucco, install new sheer wall and stucco (1201 Funston, 2002); replace four fixed windows in stairwell in kind (1221 Funston, 2001); replace two sliding doors in kind; re stucco exterior (1221 Funston, 2005); replace dry-rotted cantilevered balcony joists and deck boards in kind, replace sliding glass doors in kind (1241 Funston, 2007); replacement of sliding glass door and bedroom window (1221 Funston, 2008); remove and replace five windows in kind (1241 Funston, 2008); remove and replace in kind twelve windows, also replace approximately 1,200 sq. ft. of plaster (1241 Funston, 2011).

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

The subject property is located in San Francisco's Inner Sunset neighborhood, an area roughly bounded by Lincoln Way on the north, Stanyan Way and Clarendon Avenue on the east, 19th Avenue on the west, and Quintara Street on the south. The subject property occupies the entirety of the northern half of the block, while a surface parking lot and supermarket occupy the southern half of the block. The surrounding neighborhood is largely residential and typically comprised of two- to three-story dwellings and flats constructed between circa 1900 and 1925. This is reflected in the architecture of the building stock, which includes examples of Queen Anne, Classical Revival, Craftsman and Mediterranean Revival designs. There are also several examples of mid-20th century infill. Commercial development in the immediate vicinity is concentrated along Irving Street and frequently marked by one-story commercial buildings or two- to three-story mixed use buildings. Many of the older properties in the neighborhood show evidence of prior alterations including window replacement and recladding—typically stucco over wood

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: N/A ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Determination prepared by Blaise Descollonges of RSS Architecture, Inc. (undated), information found in the Planning Department files, and research conducted on the Inner Sunset neighborhood, Preservation staff finds that the subject building is not eligible for listing on the California Register, either individually or as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
In the years following the Gold Rush, much of the western half of San Francisco was known as the "Outside Lands," a large undeveloped area encompassing all of what is today the Richmond and Sunset neighborhoods, as well as Golden Gate Park. Although the area was then outside the city boundaries, a group known as the Outside Lands Committee was formed to gain legal title to lands to prepare the area for eventual development. The subsequent Outside Lands Ordinances, enacted during the late 1860s, helped settle land ownership disputes and allowed for the subdivision of new city blocks. The legislation also provided for the reservation of lands for public building sites, squares and parks—including Golden Gate Park, which was formally surveyed in 1870.

Initially, Golden Gate Park consisted of little more than scrub and sand dunes, and the surrounding area was used primarily for farming and raising livestock. As the park began to take shape, however, real estate speculators and streetcar companies lobbied for the introduction of mass transit, and franchises were subsequently granted for several cable car lines connecting the park to more developed areas of the city. These included the Market Street Railway's Haight Street cable car line, which opened in 1883 with a route running out Market and Haight streets to a terminus at Stanyan Street. There, passengers could board the steam-powered Park and Ocean Railroad, which ran out Lincoln Way to Ocean Beach. The line was converted to electric trolley service in 1898 and renamed the Ferries, Park & Ocean line, providing service from the Ferry Building all the way to Ocean Beach.

The introduction of mass transit touched off a sustained period of residential construction in the vicinity of the Golden Gate Park panhandle, including development of what is today the Haight Ashbury neighborhood. Development further west, however, was more sporadic. Maps produced in 1899 by the Sanborn Map Company show that most blocks in the vicinity of the subject building were only five to twenty-five percent built out. By contrast, maps produced in 1905 show that several blocks fronting Golden Gate Park east of the subject property were by then approximately seventy-five percent built out.

The Inner Sunset neighborhood experienced another concentrated burst of development following the 1906 Earthquake and Fire, when many residents relocated to areas outside the burned districts.

The subject block is first shown on the 1913 Sanborn map, labeled as "United Railroads Street Car Storage Yard." United Railroads was organized in 1902, combining the Market Street Railway, Sutter Street Railway, and San Francisco & San Mateo Railroad. Circa 1907, the company purchased the subject block for use as a streetcar yard, subsequently known as the "Funston Yard." Here, multiple rows of tracks were installed so that streetcars could be stored when not in use.

In 1928, the Sunset Tunnel was constructed for the city-owned Municipal Railroad (MUNI) and its new N-Judah streetcar line, designed to provide a faster connection between the Inner Sunset and downtown. Completion of the N-Judah line touched off a wave of commercial development along its right-of-way, which originally ran out Irving Street to 9th Avenue, before turning south and running west along Judah Street. By this time, United Railroads had been absorbed into a new Market Street Railway Company, which competed with MUNI until 1944 when all of its assets were sold to the city. During this period the Funston Yard was used primarily as dead storage for old streetcars prior to scrapping. MUNI continued to store old streetcars at the site through the 1950s, when the subject property was sold to the Meyer and Young Building Corporation for the construction of Park West Apartments.

Based on the information provided in the Supplemental Information Form for Historical Resource Determination and research performed by Planning Department staff, the subject property does not appear to be associated with any significant historic events such that it would be individually eligible for the California Register under Criterion 1. The subject block is associated with the development of mass-transit in the Inner Sunset neighborhood, but all traces of the property's use as a streetcar yard have been removed. The subject block also does not appear to be associated with any historically significant pattern of development. While much of the surrounding area was built out between circa 1900 and 1925, the subject property is associated with redevelopment infill during the late 1950s and does not significantly relate to nearby properties.

It is therefore determined that the subject property is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2. It is associated with the lives of persons important in our local, regional or national past. Lincoln Way Apartments was designed as a complex of six attached buildings featuring a total of 162 apartments. A sampling of residents listed in the 1962 city directory indicates that most were employed in middle class professions that included: insurance clerk, oil company salesman, commercial artist, secretary, and technical representative. Given the large number of apartment units and the fact that none of the residents were owners of the property, it is unlikely that the entire complex would be significant for its association with the lives of persons important to local, state or national history.

The property also does not appear significant for its association with its owners. Information provided in the Supplemental Information Form for Historical Resource Determination indicates that the property has been owned almost exclusively by real estate holding companies. These include Meyer and Young Building Corporation, Olga Satrap and ES Enterprises, Inc. (1959-1972); Park West Associates LP (1972-2012); and Essex Portfolio LP (2012-present).

It is therefore determined that the subject property is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
Original building permits for the subject property were filed in October 1958. The owner and contractor is shown as the Meyer & Young Building Corporation. The architect is shown as Hewitt C. Wells, and the engineers listed as John J. Gould and H. J. Degenkkolb.

The 1970 American Institute of Architects Directory states that architect Hewitt Campau Wells (1915-1989) was born in Washington, D.C. and received a degree in architecture from Princeton University. Early in his career he worked under the noted architect, Albert Kahn, in Detroit, Michigan. He then moved to San Francisco and opened his own architectural firm which operated between 1949 and 1962. From 1962 to 1965 Wells served as a principal with DeLongchamps, O'Brien & Wells in Reno, Nevada, and subsequently opened his own practice in that city.

His works in San Francisco include the remodeling of the Chapel of Our Lady at the Presidio (1952), the Franciscan Restaurant (circa 1957), Green Hill Tower (1963), and the Central Police Station and North Beach Parking Garage (1968). Other principal works by Wells in Reno, Nevada include Clayton Junior High School (1964), Reno City Hall (1965), and the Washoe County Library (1966). Wells also designed a federal office building and post office in Carson City, Nevada (1969). Research conducted by Planning Department staff indicates that all of these buildings are rooted in Modern architectural design. The Washoe County Library received the Industrial Landscape Award from the American Association of Nurserymen, and was listed on the National Register of Historic Places in 2012.

The developer of the apartment complex was the Meyer & Young Building Corporation, a partnership of William H. Young and Rollin E. Meyer & Son building contractors. City directories show the firm was active between at least 1959 and 1964. A January 20, 1959 article in the *San Mateo Times* mentions that Meyer had recently been named president of the Associated Home Builders, and that he was currently at work on a project called "Park Center Square," which apparently was an early name for the Park West Apartments. Meyer & Young would later work with Hewitt C. Wells on the design of Green Hill Tower, San Francisco's first high-rise condominium.

The subject property was designed in a Modern architectural style and conforms to a subtype of vernacular Modern architecture known as the "dingbat" or "stucco box." This subtype, which is most frequently identified with Southern California, is typically characterized by multi-unit residential buildings featuring ground floor parking spaces tucked beneath box-like massing on the upper floors. Such buildings were popular with developers during the 1950s through the 1970s because they were economical to construct and met the demand for private, on-site automobile parking.

Based on information provided in the *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*, the building also conforms to a style of Modern architecture known as "Contractor Modern." According to the context statement, Contractor Modern buildings are generally weak representatives of Modern architecture, characterized by simple box-like forms and inexpensive building materials. They are also unlikely to be architecturally significant.

Considered as a whole, Park West Apartments does not appear to be a particularly strong example of Modern architectural design, nor does it appear significant within the body of work by architect Hewitt C. Wells. The subject property was most likely designed to economize on building materials while maximizing rental income. While the apartment complex is somewhat notable for its size, it does not appear to be a particularly distinctive or strong example of its type or style. The subject property also does not appear to contribute to a potential historic district in the neighborhood. As previously discussed, much of the surrounding area was built out between circa 1900 and 1925. The building stock is characterized by a variety of early 20th-century architectural styles which are substantially different than the Modern design of Park West Apartments. While other examples of mid-century infill are present, there is not a concentration of similar resources sufficient for the recognition of a historic district.

It is therefore determined that the subject property is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that the subject property is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject property is not significant under any of the California Register criteria discussed above. Therefore, an analysis of integrity is not warranted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property is not significant under any of the California Register criteria discussed above. Therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

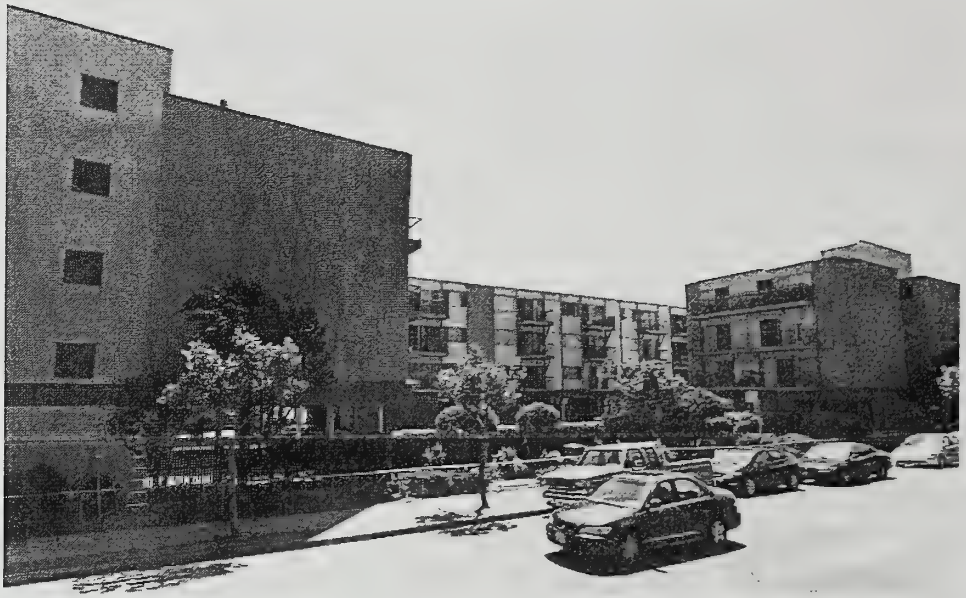
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

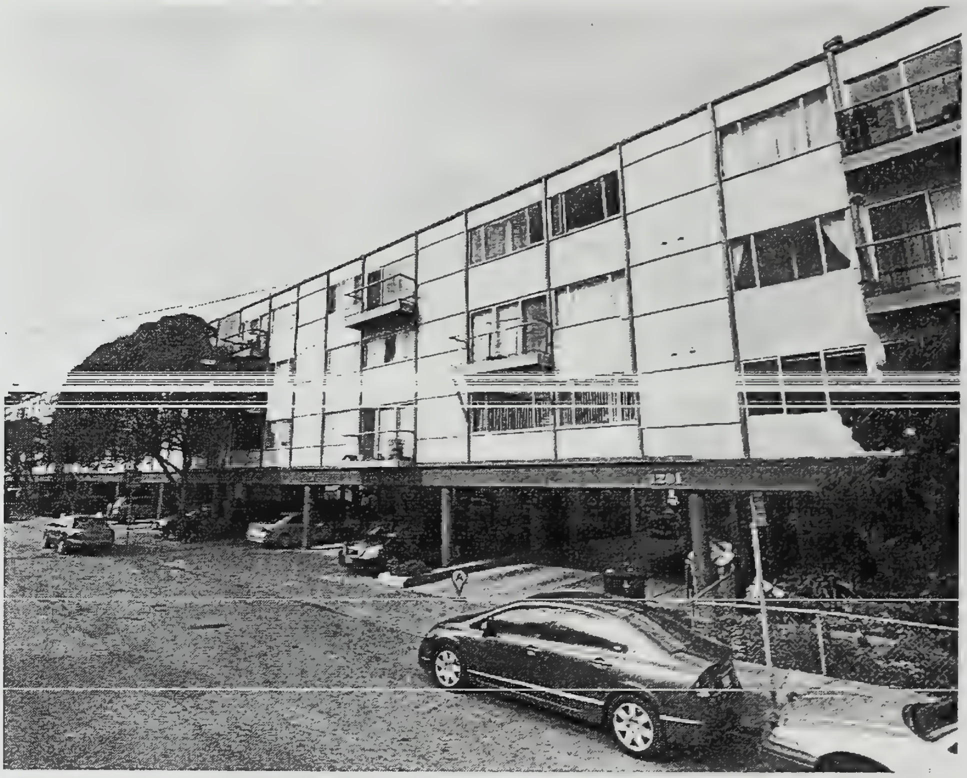
Signature: Tina Tam   Date: 8-7-2013

Tina Tam, *Senior Preservation Planner*

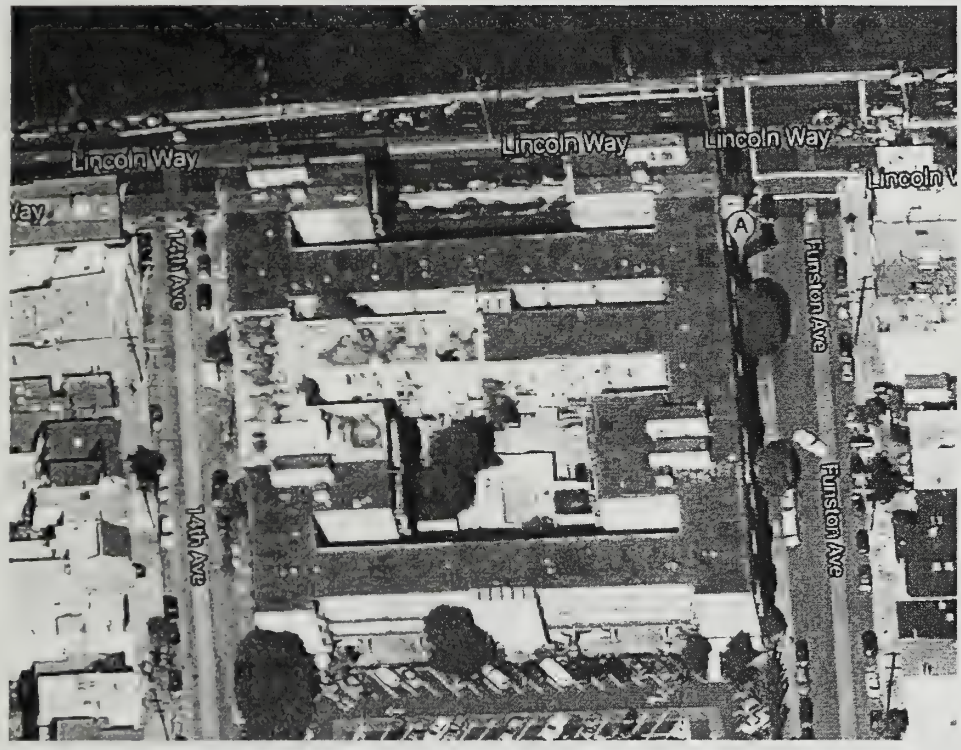
cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



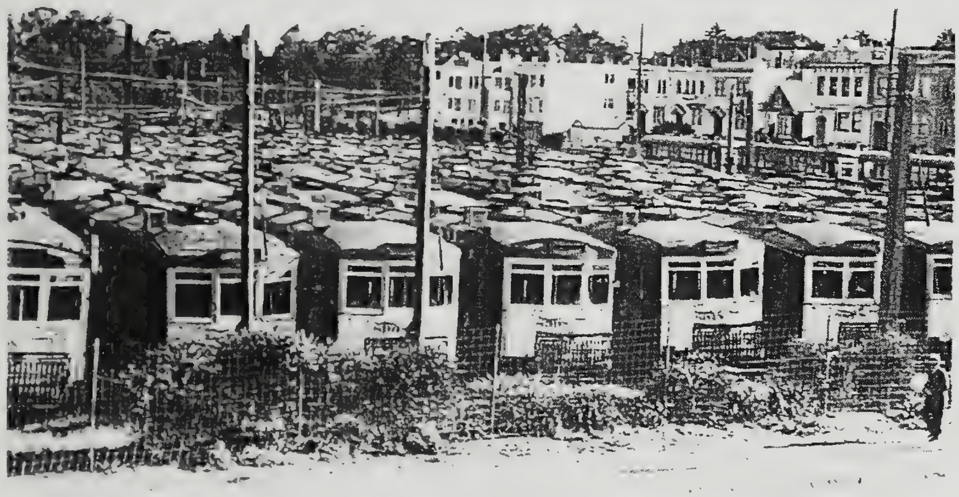
View southwest from Lincoln Avenue toward the north end of the subject property (Google Maps)



View southwest from Funston Avenue toward the east end of the subject property (Google Maps)



Satellite view of the subject property (Google Maps)



The former Market Street Railway streetcar yard at Lincoln Way and Funston Avenue, 1944
(San Francisco Public Library Historical Photograph Collection, Image AAC-8304)

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

AUG 13 2013

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3632 Vicente Street		2448/002B
Case No.	Permit No.	Plans Dated
2013.0264E	2012.1206.5635	12/6/2013
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Front side addition and vertical addition to the existing two-story single-family dwelling.		

STEP 1: EXEMPTION CLASS
TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature *(optional)*:	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 8/8/2013 and signed by Senior Preservation Planner.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Doug Vu Digitally signed by Doug Vu DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org Date: 2013.08.08 17:13:19 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Doug Vu	**Signature or Stamp:** Doug Vu Digitally signed by Doug Vu DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org Date 2013.08.08 17:16:18 -07'00'
Date: 8/8/2013	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
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Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	7/29/2013	**Date of Form Completion**	8/8/2013

PROJECT INFORMATION:		
Planner:	Address:	
Doug Vu	3632 Vicente Street	
Block/Lot:	Cross Streets:	
2448/002B	Great Highway & 47th Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.0264E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	12/06/2012

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

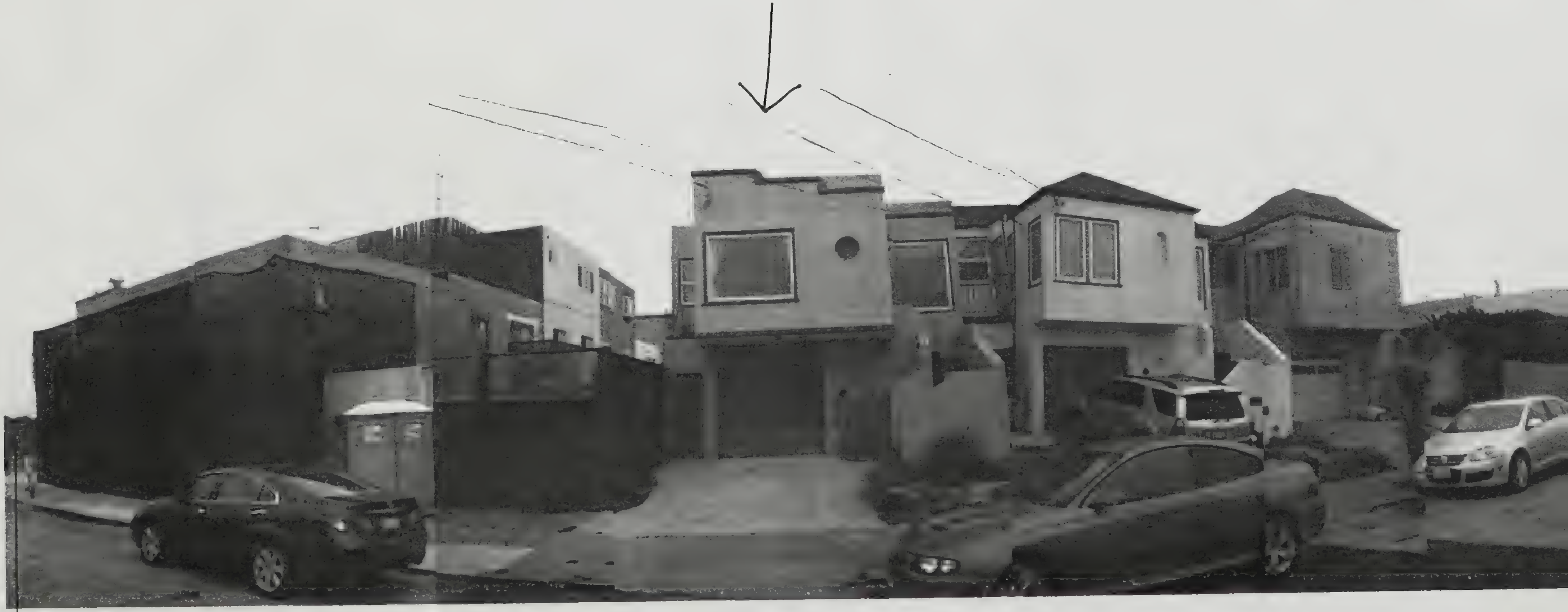
According to the Revised Supplemental Information Form for Historic Resource Determination received on 7/26/2013 that was prepared by Ross Levy, and additional literature research by Department staff, the subject property at 3632 Vicente Street is improved with a wood-framed, two-story single-family residence designed in the "Contractor" Moderne style in 1941. The subject property is likely part of a small tract of approximately 26 homes by an unknown contractor/builder that was developed in 1941, along the 2500 block of Great Highway and the north side of the 3600 block of Vicente Street. Permit records indicate that the rear portion of the ground floor was converted to habitable space (family room, bedroom and bathroom) in 2002, but otherwise remains unaltered.

The building is an example of a typical tract development, single-family home constructed in the late-1930s and 1940s and found in the City's Sunset, Excelsior, Cayuga Terrace, Laurel Heights, Glen Park and Anza Vista neighborhoods. The subject property is a non-distinct example of this style, which was inexpensive to construct and conveyed a modern aesthetic that was permeating American culture during that period. Although the building posesses some characteristic features such as speed lines, smooth stucco, an asymmetrical facade and an absence of historically derived ornamentation, it is not architecturally distinct such that it would qualify for listing in the California Register under Criterion C/3. In addition, no known historic events occurred at the property that would qualify it for listing under Criterion A/1, and none of the owners or occupants have been identified as important to history to qualify it for listing under Criterion B/2.

The subject property is not located within the boundaries of any identified historic districts. Although the subject block is cohesive as a collection of "Contractor" Moderne and Streamline Moderne single-family homes constructed in 1941, it is a typical example of late 1930s and 1940s tract development and would not qualify as a potential historic district.

Therefore, 3632 Vicente Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Maza	8-8-2013



VIEW OF SUBJECT PROPERTY FROM ACROSS VICENTE ST. (LOOKING NORTH)

OCEAN BEACH

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
49 Clairview Court		2783/002
Case No.	Permit No.	Plans Dated
2013.0498E		7/20/2012
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction

Project description for Planning Department approval.

Conversion of the rear portion of the first story (garage level) to habitable space, exterior alterations to the primary facade and construction of a new shed roof to replace existing gables.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements**. Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: Per attached PTR form dated 8/2/2013 and signed by Senior Preservation Planner.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Doug Vu Digitally signed by Doug Vu DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org Date: 2013.08.08 15:17:42 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Doug Vu	**Signature or Stamp:** Doug Vu Digitally signed by Doug Vu DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org Date. 2013.08.08 15:18:17 -07'00'
Date: 8/8/2013	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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San Francisco,
CA 94103-2479

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Information:
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Preservation Team Meeting Date:	7/22/2013	**Date of Form Completion**	8/2/2013

PROJECT INFORMATION:		
Planner:	Address:	
Doug Vu	49 Clairview Court	
Block/Lot:	Cross Streets:	
2783/002	Panorama Drive	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.0498E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	3/26/2013

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination received on 4/23/2013 that was prepared by Kevin Achs, and additional literature research by Department staff, the subject property at 49 Clairview Court is improved with a wood-framed, two-story single-family residence designed in the "Contractor" Midcentury Modern architectural style in 1958. The subject property is one of 817 homes designed and constructed as part of the Midtown Terrace development on the southern and western slopes of Twin Peaks jointly by the Standard Building and Panorama Development Companies, which were active between 1939 and 1972. Permit records only indicate interior demolition and plumbing work that was recently completed in 2012, and aside from the removal of the original windows, the building remains extant and unaltered although it has been left in disrepair for the past several decades, according to the applicant.

The building is an example of a typical tract house built in the Midtown Terrace neighborhood primarily between 1956 and 1958, and is a non-distinct example of this common housing type. The building is not architecturally distinct such that it would qualify for listing in the California Register under Criterion C/3. In addition, no known historic events occurred at the property that would qualify it for listing under Criterion A/1, and none of the owners or occupants have been identified as important to history to qualify it for listing under Criterion B/2.

The subject property is not located within the boundaries of any identified historic districts. Although the subject block is cohesive as a neighborhood of Contractor Modern single-family homes constructed in 1958, Midtown Terrace is a typical example of post-war tract development and would not qualify as a potential historic district.

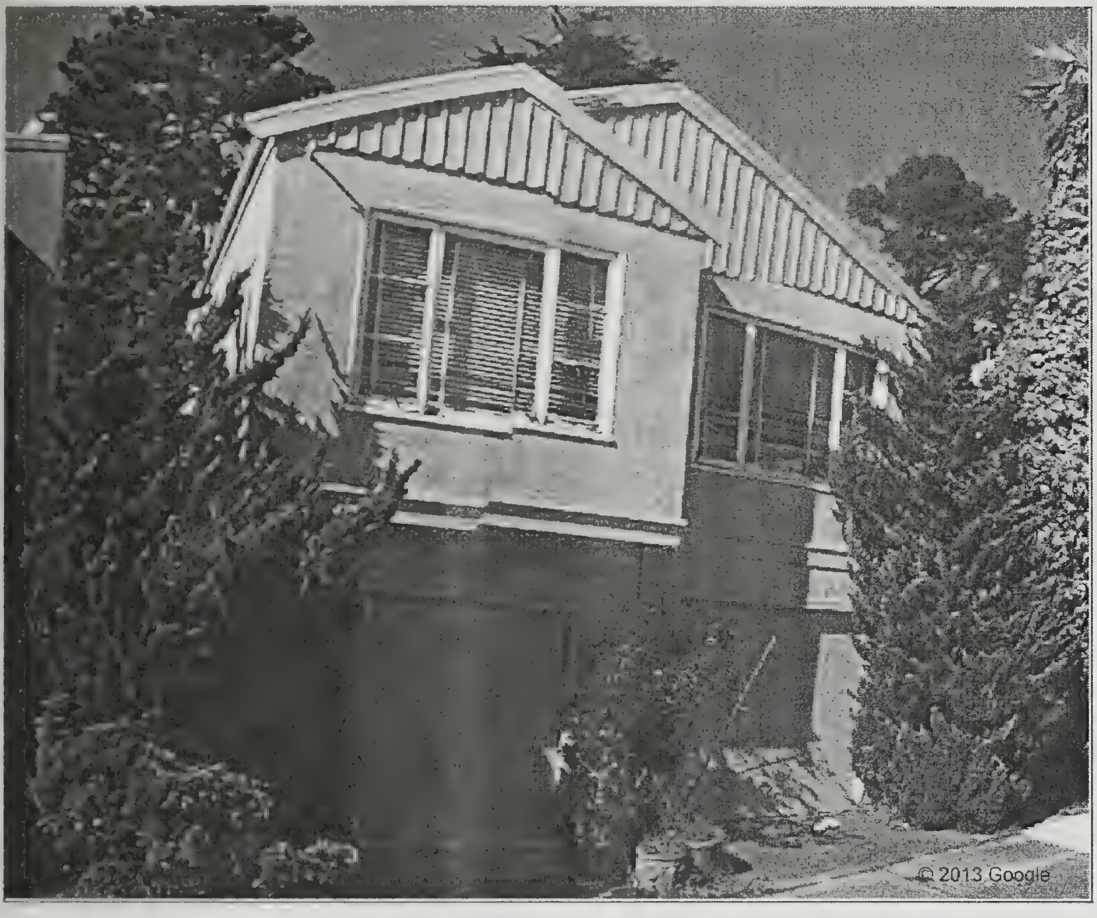
Therefore, 49 Clairview Court is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imada	8-5-2013

Google

49 CLAIRVIEW
Address ~~38 Clairview~~ Court

Address is approximate



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PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

AUG 13 2013

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
245 Euclid Avenue		1069/035
Case No.	Permit No.	Plans Dated
2013.0372E		7/20/2012
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction

Project description for Planning Department approval.

Lateral addition at the basement level, enclosure of front entrance and conversion of unfinished space to habitable space at the first floor, and construction of a new second story at eastern half of existing single-family dwelling.

STEP 1: EXEMPTION CLASS
TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature *(optional)*:	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:

☑ 9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: _______________ *(attach HRER)*

b. Other *(specify)*:

Per attached PTR form dated 8/2/2013 and signed by Senior Preservation Planner.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☑ **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Doug Vu Digitally signed by Doug Vu DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org Date: 2013.08.08 15:15:51 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Doug Vu

Signature or Stamp: Doug Vu Digitally signed by Doug Vu DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org Date: 2013.08.08 15:16:38 -07'00'

Date: 8/8/2013

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	7/22/2013	**Date of Form Completion**	8/2/2013

PROJECT INFORMATION:

Planner:	Address:	
Doug Vu	245 Euclid Avenue	
Block/Lot:	Cross Streets:	
1069/035	Collins & Laurel Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.0372E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/20/2012

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination received on 3/27/2013 and prepared by Fabien Lannoye of Nova Design Builds, the subject property at 245 Euclid Avenue is improved with a 1-story-over-garage single-family residence designed in the Midcentury Modern architectural style in 1952. The subject property was designed and constructed by Heyman Homes Inc. as part of a small subdivision in the Laurel Village area of Presidio Heights that was previously part of the Laurel Hill Cemetery. Started by Oscar Heyman, Heyman Homes Inc. was one of the largest landowners and developers in the Sunset District, but also built tract homes in Laurel Village between 1948 and 1953. Permit records indicate a rear addition was constructed in 1967, but the primary and secondary facades have not been altered and maintain a high level of integrity.

The building is an example of tract housing built in the Laurel Village neighborhood in the mid-twentieth century, and is a non-distinct example of this common housing type. The building is not architecturally distinct such that it would qualify for listing in the California Register under Criterion C/3. No known historic events occurred at the property that would qualify it for listing under Criterion A/1, and none of the owners or occupants have been identified as important to history to qualify it for listing under Criterion B/2.

The subject property is not located within the boundaries of any identified historic districts as the subject block contains a combination of Midcentury Modern homes that were built between 1950 and 1954 at the north end of the block where the Laurel Hill Cemetery was previously located, and a collection of Period Revival style buildings constructed between 1914 and 1924 at the southern half of the block. The subject block is not individually distinctive or representative of the area that would qualify it as a potential historic district.

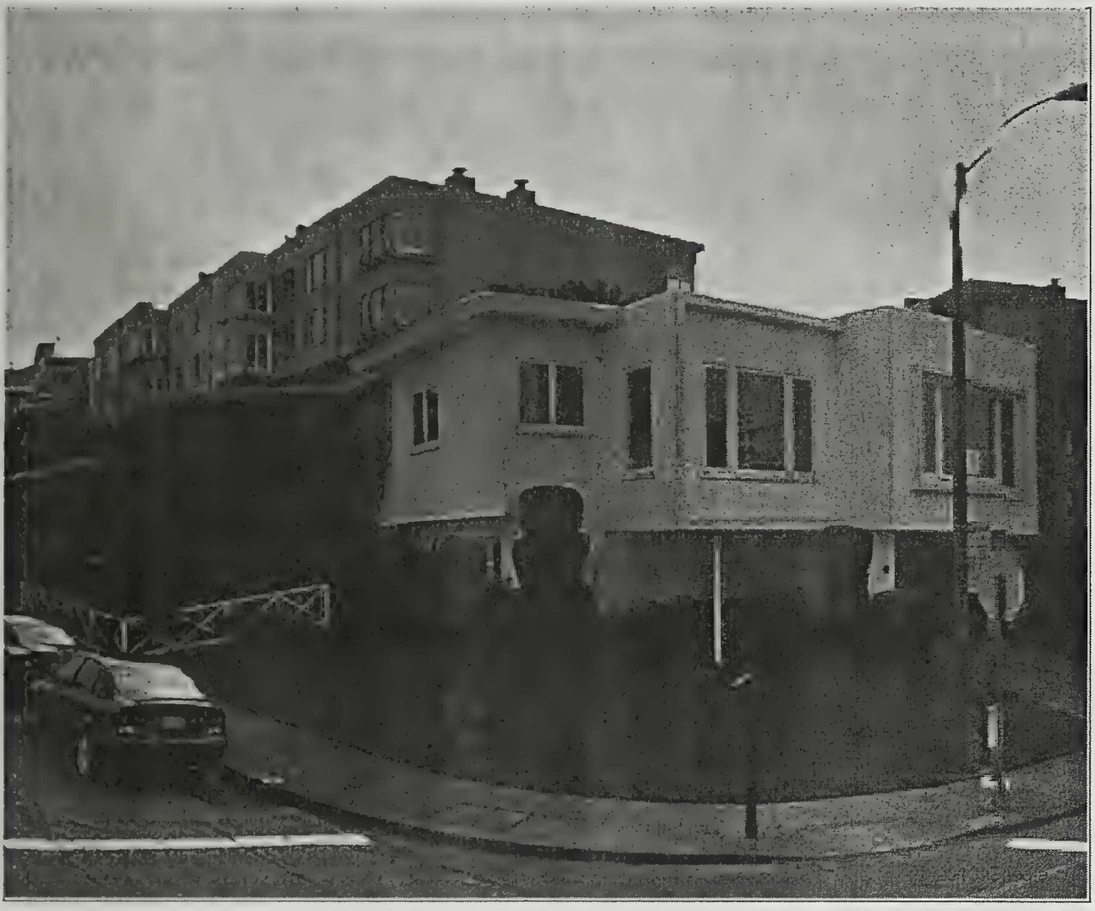
Therefore, 245 Euclid Avenue is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8·5·2013

Google

Address **Collins Street / Euclid Avenue**

Address is approximate



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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2013.0257E**
Project Title:	**34 Levant Street**
Zoning:	RH-2 (Residential – House, One Family) District 40-X Height and Bulk District
Block/Lot:	2618/005
Lot Size:	3,484 square feet
Project Sponsor:	Bill Pashelinsky, (415) 379-3676
Staff Contact:	Kei Zushi, (415) 575-9036 kei.zushi@sfgov.org

PROJECT DESCRIPTION:

The proposed project would involve alterations and expansion of the existing 30-foot-tall, two-story, 1,748-square-foot (sf) two-family residence (one two-bedroom unit and one studio unit),[1] resulting in a 40-foot-tall, three-story-over-basement, 4,909-sf two-family residence (one three-bedroom unit and one one-bedroom unit). The proposed alternations include: 1) construction of a new basement level including a two-space, 992-sf garage; 2) construction of a 973-sf third floor; 3) construction of a 191-sf, front roof-deck and a 162-sf, rear roof-deck on the third-floor-level; and 4) replacement of the existing wood siding with vertical and horizontal wood siding on the façade of the building. The site contains steep slopes greater than 20 percent.

(Continued on Second Page.)

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EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Viktoriya Wise.
SARAH B. JONES
Environmental Review Officer

August 13, 2013
Date

cc:
Bill Pashelinsky, Project Contact
Delvin Washington, SW Quadrant
Supervisor Scott Wiener

Historical Preservation List
Bulletin Board
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[1] San Francisco Department of Building Inspection (SFDBI). *Report of Residential Building Record (3R), 34 Levant St., Block 2618 Lot 005.* This document is available for review as part of Case File No. 2013.0257E at 1650 Mission Street, Suite 400, San Francisco, CA.

PROJECT DESCRIPTION (continued):

The 3,484-sf project site is located on the west side of Levant Street between Roosevelt Way to the north and Lower Terrace to the south in the Castro/Upper Market neighborhood. The existing residence was built in 1953. The proposed project would require excavation to a depth of approximately 10 feet below ground surface.[2]

REMARKS (continued):

Historic Architectural Resources

The existing building on the project site, built in 1953, is not considered to be an historic resource for the purposes of CEQA.[3] The project site is not located within an identified or potentially eligible historic district. The Planning Department has determined that the proposed project would cause no adverse impacts to known or potential historic resources.

Geology

According to the Planning Department's GIS records, the project site is not located in a Landslide Hazard Zone or Liquefaction Hazard Zone. A geotechnical investigation report was prepared for the proposed project, and the conclusions of that report are summarized below.[4] The geotechnical investigation report concluded that the proposed project can be developed from a geotechnical standpoint, provided that the recommendations presented in the report are incorporated into the project plans and specifications and implemented during construction.

Subsurface conditions were evaluated by reviewing the previous subsurface information obtained from borings drilled in the vicinity of the project site and logging the conditions exposed in one test pit, to the west of the existing residence, on the project site. The test pit was excavated to a depth of approximately five feet below site grades. The project site soil consists of a three-foot thick layer of light brown stiff clay over sandstone. Free water was not encountered in the pit, but the soil was highly saturated at the depth explored.

The project site is approximately five miles northeast from the San Andreas fault and 10.6 miles southwest from the Hayward fault. The project site is not within an Earthquake Fault Zone, as defined by the Alquist-Priolo Earthquake Fault Zoning Act and no known active or potentially active faults exist on the site. Based on this, the geotechnical investigation report concluded that the risk of fault offset at the project site from a known active fault is low. Because the proposed foundation would be founded on sandstone, the report also concluded that the potential for liquefaction-induced settlement is very low. The primary geotechnical concerns related to the proposed project include: 1) the likely presence of free groundwater behind the proposed basement retaining walls and below the proposed slab; 2) hillside stability; and 3) verification of site conditions during construction.

Foundations for the proposed development can consist of either: 1) pier and grade beam design consisting of reinforced concrete piers of 18-inch diameter minimum, penetrating into the rock at least five feet; or 2) reinforced concrete strip footings benched into the underlying bedrock material. Kevin

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[2] Kevin O' Connor, K.O'C Engineering, Project Engineer. *Email to Kei Zushi, San Francisco Planning Department, 34 Levant Street,* August 7, 2013. This email is available for review as part of Case File No. 2013.0257E at 1650 Mission Street, Suite 400, San Francisco, CA.

[3] Doug Vu, San Francisco Planning Department. *Preservation Team Review Form, 34 Levant Street,* June 26, 2013. This document is available for review as part of Case File No. 2013.0257E at 1650 Mission Street, Suite 400, San Francisco, CA.

[4] K.O'C Engineering. *Geotechnical Investigation, 34 Levant Street, San Francisco, California,* February 9, 2013. This report is available for review as part of Case File No. 2013.0257E at 1650 Mission Street, Suite 400, San Francisco, CA.

O'Connor, the project engineer, has indicated that either one of the above foundation systems would be utilized for the proposed project and regardless of the foundation type utilized all of the applicable recommendations outlined in the geotechnical investigation report would be followed.[5]

The final building plans will be reviewed by the San Francisco Department of Building and Inspection (DBI). In reviewing building plans, DBI refers to a variety of information sources to determine existing hazards. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. To ensure compliance with all *Building Code* provisions regarding structure safety, when DBI reviews the geotechnical report and building plans for a proposed project, they will determine the adequacy of necessary engineering and design features. The above-referenced geotechnical investigation report would be available for use by DBI during its review of building permits for the site. In addition, DBI could require that additional site specific soils report(s) be prepared in conjunction with permit applications, as needed. The DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI's implementation of the *Building Code* would ensure that there is no damage to structures from potential geologic hazards.

Archeological Resources

The Planning Department reviewed the proposed project to determine if any archeological resources would be impacted. The Planning Department staff determined that the proposed project would not adversely affect CEQA-significant archeological resources.[6]

Exempt Status

The proposed project would involve minor interior and exterior alterations to the existing building. The proposed project would also involve the addition of approximately 3,161 sf to the existing 1,748-sf residence. As a result of the addition, the building would be approximately 4,909 sf in size. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 sf and that the project site is in an area where all public services and facilities are available and the project site area is not environmentally sensitive. The project site is in a developed area where public services are available and the project site area is not environmentally sensitive. Therefore, the proposed addition would be exempt under Class 1.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other historic buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[5] Kevin O' Connor, K.O'C Engineering, Project Engineer. *Email to Kei Zushi, San Francisco Planning Department, 34 Levant Street,* August 1, 2013. This email is available for review as part of Case File No. 2013.0257E at 1650 Mission Street, Suite 400, San Francisco, CA.

[6] Randall Dean, San Francisco Planning Department. *Archeological Review Log.*

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	2012.1526E
Project Title:	**561 Valley Street**
Zoning:	RH-1 (Residential – House, One Family) District 40-X Height and Bulk District
Block/Lot:	7536/022
Lot Size:	2,848 square feet
Project Sponsor:	Sean Condry, STC Design & Engineering, (415) 306-6142
Staff Contact:	Kei Zushi, (415) 575-9036 kei.zushi@sfgov.org

PROJECT DESCRIPTION:

The 2,848-square-foot (sf), rectangular-shaped project site is located on the south side of Valley Street between Diamond Street to the west and Castro Street to the east in the Noe Valley neighborhood of San Francisco. The proposed project would involve alterations and expansion of the existing 21-foot-tall, two-story-over-basement, 2,000-sf single-family residence, resulting in a 28.7-foot-tall, two-story-over-basement-to-four-story, 4,553-sf single-family residence. The proposed project includes construction of one additional off-street parking space on the ground-floor level, resulting in a total of two off-street parking spaces provided at the project site. The site contains steep slopes greater than 20 percent.

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Viktoriya Wise for
SARAH B. JONES
Environmental Review Officer

August 14, 2013
Date

cc:
Sean Condry, Project Sponsor
Delvin Washington, SW Quadrant
Supervisor Scott Wiener, District 8

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M.D.F

PROJECT DESCRIPTION (continued):

The proposed foundation work would require excavation of up to approximately 7.5 to 8 feet below ground surface (bgs).[1] The majority of the existing foundation, consisting of a combination of spread footings and retaining walls, would be replaced with a new foundation system consisting of a combination of spread footings and retaining walls, except that a front portion and sides of the existing foundation would be retained.[2,3]

The proposed project also involves exterior modification to the façade of the building including: 1) installation of an approximately 627-sf, front deck at the second floor level; 2) replacement of the existing stucco with wood siding on a portion of the second-floor-level façade; 3) replacement of the existing stucco with brick façade material on the first-floor-level façade; and 4) replacement of one of the existing wood windows with a new metal window on the first-floor-level façade.

REMARKS (continued):

Historic Architectural Resources

The existing building on the project site, built in 1951, is not considered to be an historic resource for the purposes of CEQA. The project site is not located within an identified or potentially eligible historic district.[4] The Planning Department has determined that the proposed project would cause no adverse impacts to known or potential historic resources.

Archeological Resources

The Planning Department reviewed the proposed project to determine if any archeological resources would be impacted. The Planning Department staff determined that the proposed project would not adversely affect CEQA-significant archeological resources.[5]

Geology

According to the Planning Department's GIS records, the project site contains steep slopes greater than 20 percent. The project site is not located in the Landslide Hazard Zone or Liquefaction Hazard Zone. A geotechnical investigation report was prepared for the proposed project, and the conclusions of that report are summarized below.[6] The geotechnical investigation report concluded that the proposed addition would be feasible from a geotechnical perspective, noting that the primary geotechnical consideration for the project would be providing uniform foundation support for the structure.

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[1] Sean Condry, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, 561 Valley St., Excavation Depth,* July 23, 2013. This email is available for review as part of Case File No. 2012.1526E at 1650 Mission Street, Suite 400, San Francisco, CA.

[2] Sean Condry, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, 561 Valley St., Foundation,* July 23, 2013. This email is available for review as part of Case File No. 2012.1526E at 1650 Mission Street, Suite 400, San Francisco, CA.

[3] Sean Condry, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, 561 Valley St., Existing Foundation,* July 27, 2013. This email is available for review as part of Case File No. 2012.1526E at 1650 Mission Street, Suite 400, San Francisco, CA.

[4] Doug Vu, San Francisco Planning Department. *Email to Kei Zushi, San Francisco Planning Department, 561 Valley St.,* June 24, 2013. This email is available for review as part of Case File No. 2012.1526E at 1650 Mission Street, Suite 400, San Francisco, CA.

[5] Randall Dean, San Francisco Planning Department. *Archeological Review Log.*

[6] Mike Jewett, Miller Pacific. *Geotechnical Investigation, 561 Valley Street Addition, San Francisco, California,* October 9, 2012. This report is available for review as part of Case File No. 2012.1526E at 1650 Mission Street, Suite 400, San Francisco, CA.

Two borings (Borings 1 and 2) were drilled at the site on September 28, 2013. Boring 1, conducted within the landscaped area approximately 10 feet south of the existing residence, encountered approximately 3.5 feet of dense fill soils consisting of silty gravel with sand. Hard to very hard chert bedrock with interbedded shale was encountered at 3.5 feet bgs. Boring 1 was terminated at a depth of 9.5 feet bgs. Boring 2, conducted in the central portion of the rear yard, encountered approximately 5.5 feet of dense colluvial soils consisting of silty sand with gravel. Beneath the colluvial soils, hard, strong chert and friable, highly weathered shale were encountered to the maximum explored depth of 12.5 feet bgs.

The nearest known active fault to the project site is the San Andreas Fault, which is located 3.9 miles to the west. The primary geologic hazards identified at the site are slope stability, and the potential for strong to very strong seismic ground shaking. Other geologic hazards such as erosion, fault surface rupture, flooding, liquefaction, seiche and tsunami would not be substantial at the project site.

Boring 2 encountered a possible ancient landslide plane within relatively weak shale bedrock at a depth of about 8 to 9 feet bgs. Given the surrounding development, this is likely representative of a dormant, inactive landslide, and the geotechnical investigation report found no evidence during the exploration or site reconnaissance of active slope movement on or in the immediate vicinity of the project site. In addition, the project site is located low on the flank of the San Miguel Hills, and slope inclinations steepen upslope of the site to the north and east. While the site is not mapped as being within a zone of seismically-induced landslide susceptibility, portions of the Diamond Heights area upslope and southwest of the site are mapped as being susceptible to earthquake-induced landsliding. Therefore, the geotechnical investigation report concluded that there is generally a low risk of landsliding originating either on- or off-site.

The geotechnical investigation report recommends that the seismic design of the structure be in conformance with the provisions of the most recent version (2010) of the California Building Code. The geotechnical investigation report concluded that the new addition can be supported on conventional spread footings, provided that foundations bear uniformly on competent bedrock. Footing excavations would need to be deepened progressively to the south to extend through the surface soils and expose bedrock. The geotechnical investigation report also notes that part of the addition would be supported on a new reinforced concrete retaining wall located adjacent and parallel to the downslope perimeter of the existing residence. To maintain uniform support conditions, retaining walls should be founded on spread footings that extend into bedrock. The addition floor slab should be at least five inches thick and reinforced with steel reinforcing bars (not wire mesh). The project sponsor has agreed to follow these recommendations, subject to the Department of Building Inspection (DBI) review.

The final building plans will be reviewed by the San Francisco Department of Building and Inspection (DBI). In reviewing building plans, DBI refers to a variety of information sources to determine existing hazards. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. To ensure compliance with all *Building Code* provisions regarding structure safety, when DBI reviews the geotechnical report and building plans for a proposed project, they will determine the adequacy of necessary engineering and design features. The above-referenced geotechnical investigation report would be available for use by DBI during its review of building permits for the site. In addition, DBI could require that additional site specific soils report(s) be prepared in conjunction with permit applications, as needed. The DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI's implementation of the *Building Code* would ensure that there is no damage to structures from potential geologic hazards.

Exempt Status

The proposed project would involve minor interior and exterior alterations to the existing building. The proposed project would also involve the addition of approximately 2,553 sf to the existing 2,000-sf residence. As a result of the addition, the building would be approximately 4,553 sf in size. CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 sf and that the project site is in an area where all public services and facilities are available and the project site area is not environmentally sensitive. The project site is in a developed area where public services are available and the project site area is not environmentally sensitive. Therefore, the proposed addition would be exempt under Class 1.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other historic buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: 2123 Castro ST

BLOCK/LOT(S): 6612|027

CASE NO: 2013.0170E

PERMIT NO.:

PLANS DATED:

☐ Addition/ Alteration (detailed below)   ☒ Demolition (requires HRER if over 50 years old)   ☐ New Construction

STEP 1 EXEMPTION CLASS

☐ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

14/13 ☒ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance *(E.P. initials required)*

____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MP 02/14/13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** GO TO STEP 5

☒ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_____ 1. **Change of Use and New Construction** (tenant improvements not included).

_____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_____ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

_____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed**: GO TO STEP 5

☒ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_____ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

______ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify ______

______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated [illegible] 8/[illegible]/2013

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: ______

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* ______

☑ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Allison Vand
Planner's Signature

8/14/2013
Date

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
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Historic Resource Evaluation Response

Date August 12, 2013
Case No.: **2013.0170E**
Project Address: **2123 - 2127 Castro Street**
Zoning: RH-2, 40-X Height and Bulk District
Block/Lot(s): 6612/027; 026

Staff Contact: Allison Vanderslice, Preservation Planner
(415) 575 - 9075
allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The subject parcels at 2123 and 2127 Castro Street are located on the east side of Castro Street between 28th Street and Valley Street in the Noe Valley neighborhood. The subject block is located near the crest of a hill and slopes upward from south to north and east to west. The properties are located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.

Built in 1912, 2123 Castro Street is a vernacular-style, single-family residential building. The subject building is setback from the sidewalk behind a solid wood fence. This rectangular-plan, wood-frame, one-story-over-basement building is topped with a front-facing gable roof and is clad primarily with wood shingles. The primary entrance is a modern wood paneled door within a recessed vestibule in the primary facade and accessed by terrazzo steps with metal handrails. To the left of the vestibule hangs a gable-roofed, cant bay window with a fixed central pane and segmented casement vinyl windows on the sides. Both gables feature vertical wood siding. Most of the original fenestration has been replaced with aluminum-sash and new window openings have been added. The building has seen other alterations including the removal of period details and the replacement of the original channel rustic siding with wood shingles and asbestos siding.

The adjacent parcel at 2127 Castro Street is a 2,626 sq. ft. lot and contains a one-story, wood-frame garage with a flat roof and wood-shingle cladding built in 1957. The garage stands at the rear of the parcel with a gravel driveway.

Pre-Existing Historic Rating / Survey

The subject properties are not listed on any local, state or national registries. The building at 2123 Castro Street is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1912). The building at 2127 Castro Street is also considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1957).

Neighborhood Context and Description

While this neighborhood was platted in the 1860s as part of Horner's Addition, this portion of the Noe Valley neighborhood was only sparsely developed during the late 19th century primarily due to the steep hills and grades that define the area. Based on a review of late 19th century Sanborn maps of the neighborhood, this area was developed with scattered residences primarily on larger lots through the turn of the century. The Italian Hospital and its grounds stood on the subject block by the 1880s. By the turn of the century, the hospital building had been turned into tenements and Valley Street was planned but not yet opened. While sparse residential developments occurred on the surrounding blocks during the early 20th century, the 1905 Sanborn map shows the subject block as vacant.

After the 1906 Earthquake and Fire, further residential development occurred in the area and the subject block was primarily subdivided into standard 25-foot lots. About two-thirds of the lots within the subject block were developed by the mid-1910s with modest dwellings and flats primarily taken from pattern books. The earthquake refugees that settled in Noe Valley were primarily working class of Irish, German, and Scandinavian decent. The subject property at 2123 Castro Street was built during this wave of construction. The 1914 Sanborn Maps also shows a house, which is no longer extant, on the adjacent lot at 2127 Castro Street. During the remaining first half of the 20th century, some single-family residences were reconfigured to contain rental units and several new homes were added. During this period, Noe Valley remained a working class and middle-class neighborhood housing primarily Irish-Americans with some German and Scandinavian-Americans. Additional waves of development occurred on the subject block and in the surrounding area following World War II and again in the 1970s and 1980s. Since the 1970s, the neighborhood's demographics have shifted towards an upper-middle class population.

The subject property at 2123 Castro Street was built for George and Anna Dorsey, an African-American family, by local African-American contractor William Smith. Prior to the construction of the subject property, Smith lived in a house he built around the corner at 524 28th Street and is also credited for the construction of the house next store at 530 28th Street. Members of the Dorsey family continued to live at the subject property through the 1940s. John A. and Beulah Irons purchased the property and resided there until 1967, when the property was switched to a rental property.

The subject property at 2127 Castro Street was developed with a residence in the early 20th century but that residence was demolished by the late 1930s as the lot is vacant in the 1938 aerial. This lot appears to have stood vacant until a garage was constructed on the property in 1957. Permit records indicate that the owners of 2123 Castro Street at that time constructed the garage for their use.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources (California Register) or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Properties are individually eligible for inclusion in a California Register under one or more of the following Criteria:	Properties are eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the *Historic Resource Evaluation* report for the subject property prepared by Tim Kelley Consulting (March 2013), the *Addendum to Part I Historical Resource Evaluation* for the subject property prepared by Tim Kelley Consulting (July 18, 2013) and information found in the Department's records, Department staff finds that the subject properties at 2123 and 2127 Castro Street are not individually eligible for inclusion on the California Register nor do they contribute to a potential historic district.

While the first extant residential development of the subject block occurred during the early 20th century, the subject block has seen several waves of development resulting in a disparate collection of residences in a range of styles. As the subject block faces of Castro Street do not appear to contain a cohesive group of residential buildings, and due to the fact that many of the buildings have been altered, this block does not appear to contain a potential historic district. Furthermore, due to the ongoing development in this area, particularly due to infill development on the surrounding steep slopes, there is not a sufficient connection of the development of this block with the overall history of the development of Noe Valley for the subject property to contribute to the potential historic districts identified in the neighborhood. Therefore, the subject properties do not appear to be eligible for listing on the California Register as contributors to a historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1912, the subject property is not associated with events significant in the history of the Noe Valley neighborhood or San Francisco generally. Based on the HRE report and a review of Department records, the subject property is not associated with the original establishment of the Noe

Valley neighborhood generally, which occurred by the late 19th century. While the building was constructed during the post-1906 Earthquake reconstruction era, this is association is true for a great number of residential properties in San Francisco and does not in itself qualify as a significant association.

As noted above, the home was built for an African-American family in 1912. According to *Black San Francisco the Struggle for Racial Equality in the West 1900-1954* (Broussard, Albert S., 1993, University of Kansas Press) and to the reports prepared for the subject property by Tim Kelley Consulting, during the early 20th century African Americans were primarily free to purchase property in any neighborhood in the city that they could afford, excepting the race-restricted developments in the West of Twin Peaks area. Homeownership by African Americans was fairly low in San Francisco during the early 20th century (between 8 to 13 percent), indicating that the subject property was one of approximately 165 residential properties owned by African-American families at that time. However, although rare, the purchase of this property by the Dorsey family is not a significant event in the history of the neighborhood or the city. The presences of an African-American family owning property in Noe Valley, while not common, does not appear to be associated with significant events or trends in the neighborhood. The presence of this family did not lead to the establishment of an African-American community in the neighborhood nor was this family the first African American family to move to the neighborhood, as William Smith was listed in the area by 1908. Based on the reports by Tim Kelley Consulting, the purchase of this property does not appear to be exceptional or to be associated with any significant events or trends in regard to African-American homeownership in the neighborhood or the City. Therefore, Staff finds that the subject property at 2123 Castro Street not eligible for inclusion on the California Register under Criterion 1.

The garage at 2127 Castro Street was constructed in 1957 and does not appear to be associated with any significant events or trends.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
According to the research presented in the HRE report for the subject property, no persons that are significant in the local, regional, or national past are associated with the subject property. The original owner of the building was the Dorsey family, who continued to own and reside at the property for over 30 years. According to the HRE, George Dorsey was stock clerk. After George and his wife Mary divorced in 1930, Mary owned and continued to reside at the subject property. Mary was employed as an orderly. The Irons owned the property until 1967, John Irons was employed as a mechanic. No indication was found that any of these owners were historically important. Therefore, the subject properties are not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
The subject property was constructed by local builder William Smith, based on permit records. Research by Department staff revealed that Smith was listed in City Directories as a builder or carpenter in San Francisco from at least 1908 to 1931. According to the reports prepared by Tim Kelley Consulting for the subject property at 2123 Castro Street, African Americans were not employed by white builders in the early 20th century and therefore most skilled African-American carpenters were independent builders. However, it is not currently known how many African-American carpenters were working in San Francisco during the early 20th century. While houses built by African-American builders in San Francisco are likely to be rare from this period, the subject property does not appear to be a distinctive example of William Smith's work due to significant alterations to the subject property. Smith's own house at 524 28th

Street represents a more distinctive example of his work. Therefore, the subject property at 2123 Castro Street does not appear to be significant under Criterion 3 based on its associated with Smith.

Constructed in 1912, this residential building does not appear to be a significant example of a type, period, region, or method of construction. Furthermore, the subject property appears to have undergone notable exterior alterations. Therefore, the subject property at 2123 Castro Street is not eligible under Criterion 3.

The garage at 2127 Castro Street is a vernacular accessory structure and is not eligible under Criterion 3.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject properties are not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject properties are not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject properties are not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since 2123 and 2127 Castro Street were determined not to meet any of the criteria that would identify them as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Since 2123 and 2127 Castro Street were determined not to meet any of the criteria that would identify them as eligible for the California Register of Historical Resources, analysis of integrity was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

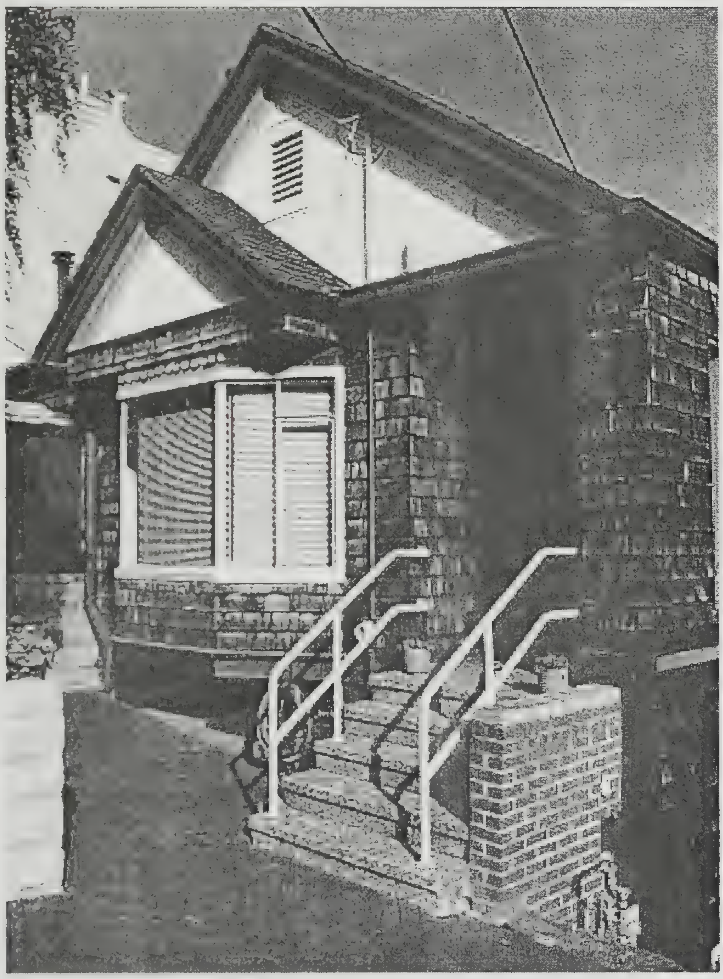
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 8-26-2013

Tina Tam, *Senior Preservation Planner*

IMAGE



Source: Tim Kelley Consulting, 2013.

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CEQA Categorical Exemption Determination

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Property Information/Project Description

PROJECT ADDRESS 1830 Golden Gate Ave	BLOCK/LOT(S) 1152/018

CASE NO 2013.0607 E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below)   ☐ Demolition (requires HRER if over 50 years old)   ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

________ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

05/14/13

per GIS database, Hist Pres is the only CEQA review that requires additional review.

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource GO TO STEP 5

☒ Category B: Potential Historical Resource (over 50 years of age) GO TO STEP 4

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed: GO TO STEP 5

☒ Project **does not conform** to the scopes of work: GO TO STEP 5

☐ Project involves **4 or more** work descriptions: GO TO STEP 5

☐ Project involves **less than 4** work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
2. **Interior alterations to publicly-accessible spaces.**
3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.
4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*
8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

   Specify: ______

9. **Reclassification of property status to Category C**

   a. Per Environmental Evaluation Evaluation, dated. per PTR form dated 8/14/2013

   * Attach Historic Resource Evaluation Report

   b. Other, please specify: ______

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials ______

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials ______

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Allison V

Planner's Signature

Date 8/14/13

Allison Vanderslice

Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

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CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	8/14/2013	**Date of Form Completion**	8/14/2013

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	1880 Golden Gate Ave.	
Block/Lot:	Cross Streets:	
1152/018	Baker and Broderick	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	03/19/2013

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The 1880 Golden Gate Ave. (dated March 7, 2013). The building is not individually eligible for the California Register and is not within an historic district. The building stands on the north side of Golden Gate Ave. between Baker and Broderick Streets in the Western Addition neighborhood. Constructed in 1929, the subject property is a barrel-front, one-story-over-garage, roughly rectangular-plan, single-family residential building topped with a flat roof and shaped parapet. This building is clad with rough stucco and horizontal wood siding and features a curved five-window bay topped with red clay tiles. Fenestration is primarily double-hung wood sash windows. The building was constructed for John R. and Florence Hooper; John was a machinist and Florence worked for the Department of Public Works. The Hoopers owned and occupied the property until 1949, when it sold to the Jackson family, who used it as a rental property. The architect was Wolfe & Higgins.

Constructed in 1929, the building was constructed after this area of the Western Addition neighborhood was initially developed and it does not appear to be associated with any significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the Historic Resource Evaluation Supplemental Information report by KDI Land Use Planning for 1880 Golden Gate Ave. (dated March 7, 2013), no significant persons are associated with the property and it is not significant under Criterion 2.

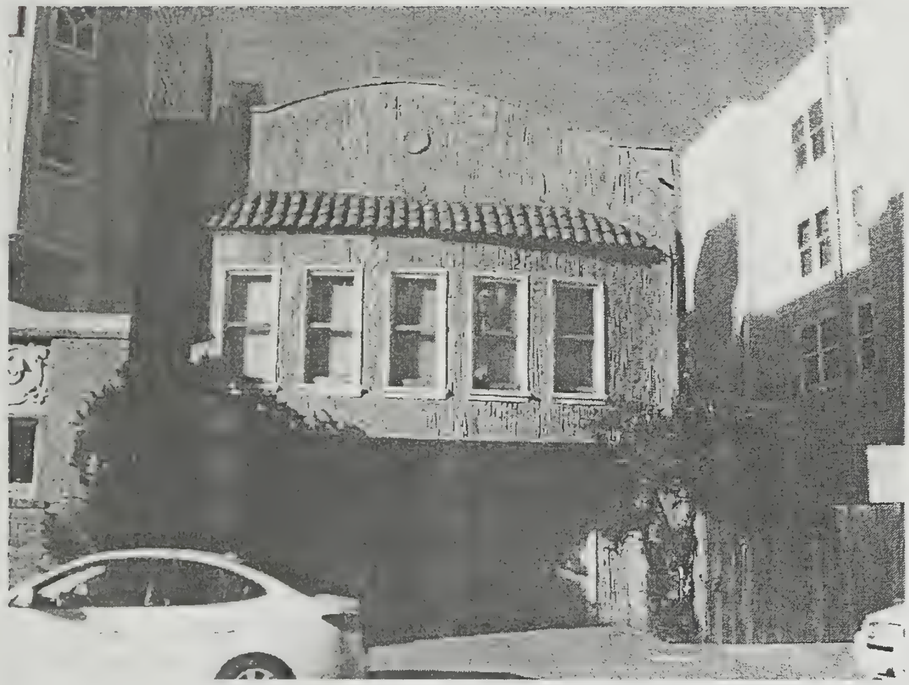
The architect was Wolfe & Higgins. While Wolfe & Higgins were a prominent local firm, who designed the San Jose Women's Club, the subject building is not a significant example of their work. Therefore, it cannot be considered a representative example of the work of a master architect nor is it a distinctive example of a barrel-front residence or any other style, type or period. The subject property is not significant under Criterion 3.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources or applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

This property does not appear to contribute to a potential historic district as the subject block faces contain a wide range of residential buildings and styles.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8.26.2013

IMAGE



1880 Golden Gate

Source: KDI, 2013

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1681 Fulton St		1185/026
Case No.	Permit No.	Plans Dated
2013.0901E		NA
☐ Addition/Alteration	☑ Demolition (requires HRER if over 50 years old)	☑ New Construction
Project description for Planning Department approval. Demo 1 single family home and construct 3 unit, 4-story building with a deck.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Per GIS database the only CEQA resources to be addressed are: Hist Pres; Articles 24 & 38 do not apply because the development iess than 10 units.	Monica Pereira Digitally signed by Monica Pereira DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org Date: 2013.07.06 12:45:57 -07'00'

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements**. Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: PTR form date 8/12/2013
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Jonathan Lammers Digitally signed by Jonathan Lammers DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Jonathan Lammers, email=Jonathan.Lammers@sfgov.org Date: 2013.08.29 10:50:10 -07'00'	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Jonathan Lammers	**Signature or Stamp:** Jonathan Lammers Digitally signed by Jonathan Lammers DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Jonathan Lammers, email=Jonathan.Lammers@sfgov.org Date. 2013 08.29 10:50:50 -07'00'
	Date: 8/17/2013	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.	

SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
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San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
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Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	8/12/2013

PROJECT INFORMATION:		
Planner:	Address:	
Jonathan Lammers	1681 Fulton Street	
Block/Lot:	Cross Streets:	
1185/026	Central Avenue & Lyon Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.0901E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	not dated

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:
	Not a historic resource.

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

1681 Fulton Street is a one-story-over-raised-basement, wood-frame, single family dwelling located in the Haight Ashbury neighborhood. Based on a historic resource evaluation prepared by Tim Kelley Consulting (report dated May 2013), the building was constructed in 1888 per water service connection records.

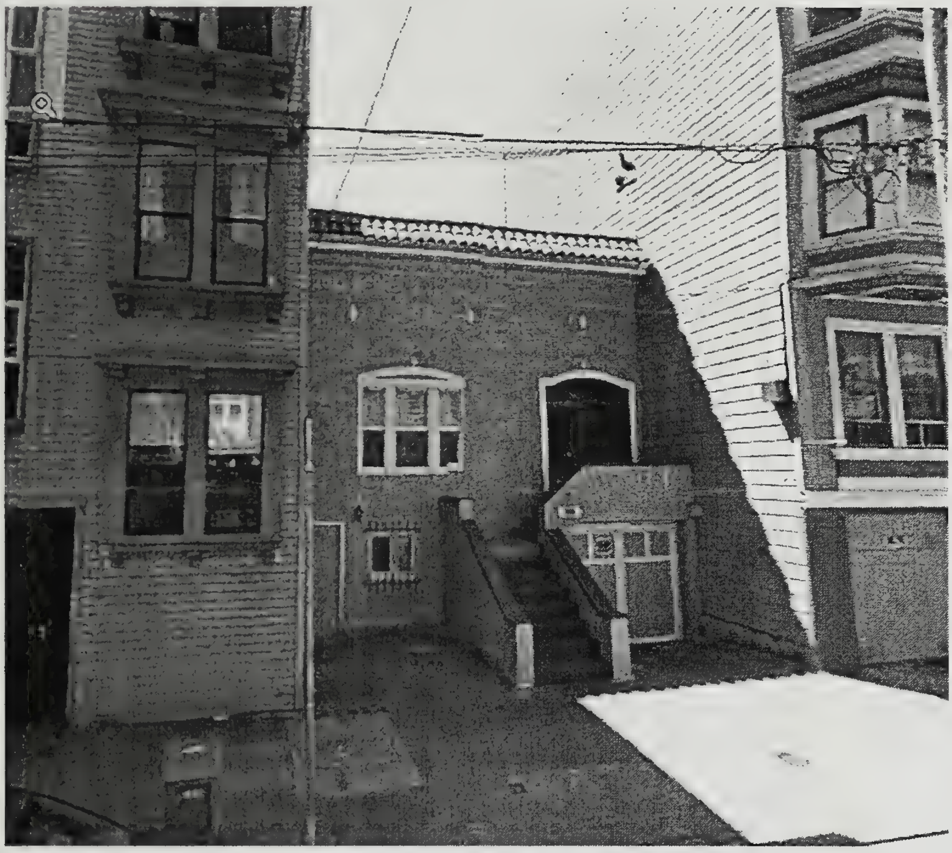
1681 Fulton Street has been altered from its original architectural style and remodeled with Mediterranean Revival influences. The alterations included stuccoing the primary facade and adding a pent roof with clay tiles at the parapet. Historic fire insurance maps issued by the Sanborn Map Company also show that the building originally featured a boxed bay window toward the east end of the primary facade, as well as a porch wrapping the west and rear facades. Other apparent alterations include the addition of a "snout" garage projecting from the building beneath the primary entry and reconfiguration of the entry stairs.

According to the historic resource evaluation, the original owner of the property was Roderick McKenzie, a paper carrier. Other owners and/or occupants have included an insurance agent, builder, bookbinder, railway gripman, machinist and maid. The owners with the longest tenancy included grocery store owner Jeremiah Hunsicker and his wife, Emma (1910-1928); and butcher William Cohen and his wife Maude (1936-1948). Between 1955 and 2013 the building was used primarily as a rental property.

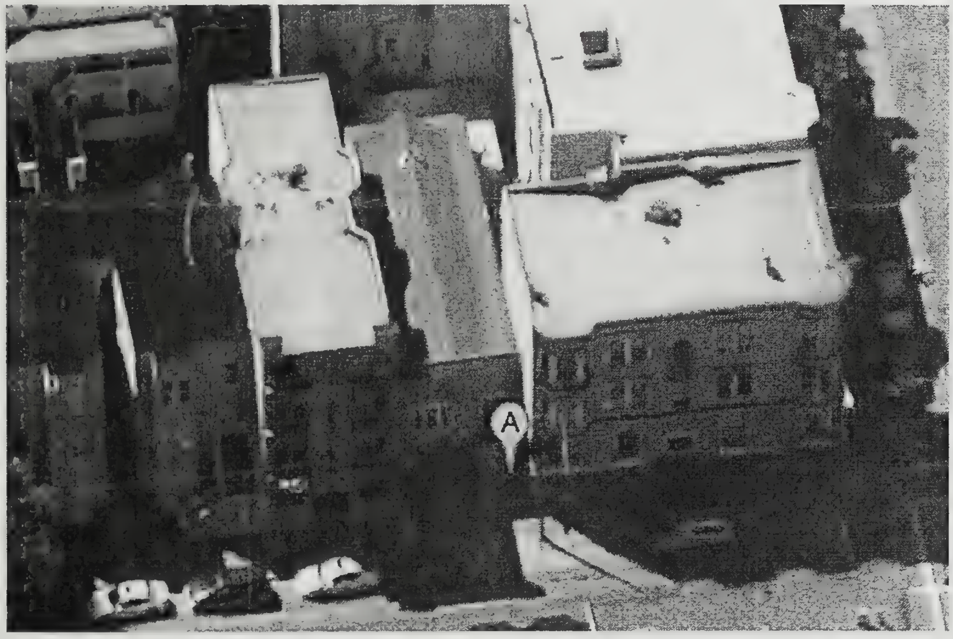
The building does not retain integrity to its original construction, and the alterations do not appear architecturally significant in their own right. The building also does not appear to contribute to a potential historic district. Approximately half of all buildings at the west end of the subject block face have experienced alterations that have diminished that area's integrity of design, materials, workmanship and feeling. However, this finding does not preclude determining that other properties on the block do contribute to a potential historic district.

In summary, the building is not architecturally significant, and does not appear to be associated with significant events or persons such that it would qualify as a historic resource under CEQA.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8 14 2013



1681 Fulton Street primary (north) façade. (Google maps)



1681 Fulton Street satellite view looking south (Google Maps)

SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

SAN FRANCISCO
PLANNING DEPARTMENT

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Information:
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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2013.0223E**
Project Title:	**49 Nevada Street**
Zoning:	Residential House, One Family (RH-1) District Bernal Heights Special Use District (SUD) 40-X Height and Bulk District
Block/Lot:	5641/023, 024, and 025
Lot Size:	5,259 square feet
Project Sponsor:	Jeremy Paul, Quickdraw (415) 552-1888
Staff Contact:	Jeanie Poling – (415) 575-9072 jeanie.poling@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the east side of Nevada Street between Bernal Heights Boulevard and Chapman Street on the block surrounded by Nevada Street to the west, Bernal Heights Boulevard to the north, Chapman Street to the south, and Rosenkranz Street to the east in the Bernal Heights neighborhood. The project site contains a 1,325-square-foot (sf) single-family residence, constructed in 1908, with an attached carport. The proposed project would demolish the existing building and carport, merge the three lots, and construct a 4,581 sf three-story, single-family residence with onsite parking for four vehicles. [Continued on following page.]

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [State CEQA Guidelines Sections 15301(l)(1) and 15303(a)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Viktoriya Wise for
Sarah B. Jones
Environmental Review Officer

August 19, 2013
Date

cc: Jeremy Paul, Project Sponsor
Ben Fu, Current Planner
Jonathan Lammers, Preservation Planner
Supervisor David Campos, District 9
Historic Preservation Distribution List
Virna Byrd, M.D.F.

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PROJECT DESCRIPTION (continued):

The project site consists of three 25-foot-by-75-foot parcels that rise 22 feet in elevation (a 29 percent slope) along Nevada Street northward towards the Bernal Heights hilltop. The existing building is 24′ 3″in height and is located on the northern portion of the project site, with the carport and open space on the southern portion of the project site. To the north of the project site is a City-owned vacant lot that fronts Bernal Heights Boulevard and contains an unimproved dirt road. North of Bernal Heights Boulevard is Bernal Heights Park. To the west across Nevada Street are more vacant parcels, with residences to the south, southeast, and southwest of the project site.

The proposed building would be 24′ 3″ in height, with three levels. The project would require mandatory discretionary review for demolition and new construction, a variance for rear yard, mass reduction, and parking in the Bernal Heights SUD, a lot line adjustment and street improvement permit, and a building permit.

REMARKS:

Historical Resources. A property may be considered a historic resource if it meets any of the criteria related to events, persons, architecture, or prehistory that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district. The Planning Department's Preservation staff reviewed a historical resource evaluation of the project site[1] and evaluated the subject property to determine whether the existing structure on the project site is a historical resource as defined by CEQA.[2]

The building at 49 Nevada Street was constructed in 1908 and has experienced numerous alterations. At an unknown date, the building was reclad with stucco and the front porch was enclosed with horizontal wood siding. A garage was added beneath the enclosed porch and concrete masonry unit foundation walls were installed. A two-story addition was made at the rear of the building, and a tall wooden gate capped by a shed roof and a false-front wood screen were attached to the south facade of the building. The building does not appear to possess high artistic value, is not the work of a master architect, and is not a fine example of craftsmanship or use of materials. Furthermore, the alterations have compromised the building's integrity of design, materials, workmanship, and feeling to the extent that the building no longer retains historic integrity. Therefore, the building does not possess architectural merit (criterion 3). In addition, the building does not appear associated with a significant episode in the development of Bernal Heights (criterion 1) or with any significant persons (criterion 2). Finally, archival research did not indicate that the property has the potential to yield information that is important to prehistory or history (criterion 4). Thus, the building does not appear eligible for listing in the California or local historic register and does not qualify as a historic resource for the purpose of environmental review under the California Environmental Quality Act.

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[1] Tim Kelley Consulting, LLC, *Historical Resource Evaluation, 49 Nevada Street, San Francisco, California*, May 2013. This report is available for review at 1650 Mission Street, 4th Floor, as part of Case No. 2013.0223E.

[2] San Francisco Planning Department, *Preservation Team Review Form, 49 Nevada Street*, June 25, 2013 [signed August 14, 2013]. This form is summarized below and attached.

Biological Resources. The project involves the removal of two trees that are defined by San Francisco Public Works Code as significant trees.[3] The project sponsor would be required to obtain a permit from the Department of Public works prior to their removal. The proposed project includes the planting of five new street trees. The proposed project would comply with the provisions of the local tree ordinance, and thus would not result in a significant impact on on-site biological resources.

Geotechnical. A geotechnical investigation was undertaken for the proposed project.[4] Soil borings at the project site generally encountered about 4 feet of sand-clay soil mixtures underlain by chert bedrock. Free groundwater was not encountered in the borings that explored 6 feet below ground surface. The geotechnical investigation concludes that the project site is suitable for support of the proposed new building, and that the building may be supported on a conventional spread footing or a mat foundation. Drilled piers may be used for support, shoring, and underpinning, if required. Excavation in the upper portions of bedrock at the site could be conducted with conventional equipment, although localized ripping may be required. Excavations extending deeper into the bedrock may require extra effort, such as heavy ripping, hoe-rams, or jack-hammering. While excavating below the level of foundations, some form of underpinning may be required. Temporary slopes would be necessary and would be laid back in conformance with OSHA standards at safe inclinations, or temporary shoring would have to be installed.

The San Francisco Building Code ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the Department of Building Inspection (DBI) permit review process. Prior to issuing a building permit for the proposed project, the DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. The project sponsor has agreed to comply with the recommendations of the geotechnical report.[5] Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code, and the proposed project would not result in a significant effect related to seismic and geologic hazards.

Exemption Status. CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of a single-family residential structure or up to three single-family residential structures in urbanized areas. Additionally, CEQA Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of a single-family residence or up to three single-family residences in urbanized areas. The proposed project would result in the demolition of one 1,325 sf single-family residence and the construction of one 4,581 sf single-family residence. Therefore, the proposed project would be exempt from environmental review under Class 1 and Class 3.

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[3] San Francisco Public Works Code Article 16 Section 810A(a)(2) and (3) defines a significant tree as a tree on privately owned property with any portion of its trunk within 10 feet of the public right-of-way, and that satisfies at least one of the following criteria: (a) a diameter at breast height in excess of 12 inches, (b) a height in excess of 20 feet, or (c) a canopy in excess of 15 feet.

[4] Earth Mechanics Consulting Engineers, *Geotechnical Investigation, Planned Residence at 49 Nevada Street, San Francisco, California*, May 24, 2013. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in Case File No. 2013.0223E.

[5] Email from Brooks McDonald to Jeanie Poling, January 24, 2013. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in Case File No. 2013.0223E.

Conclusion. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	6/25/2013

PROJECT INFORMATION:		
Planner:	Address:	
Jonathan Lammers	49 Nevada Street	
Block/Lot:	Cross Streets:	
5641/025	Mayflower Street (unpaved) & Chapman Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.0223E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	not dated

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Not a historic resource.

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

49 Nevada Street is a wood-frame dwelling located on a 25' x 70' lot on the east side of Nevada Street in the Bernal Heights neighborhood. The building was constructed in 1908 per the San Francisco Assessor-Recorder. The original building permit is not on file.

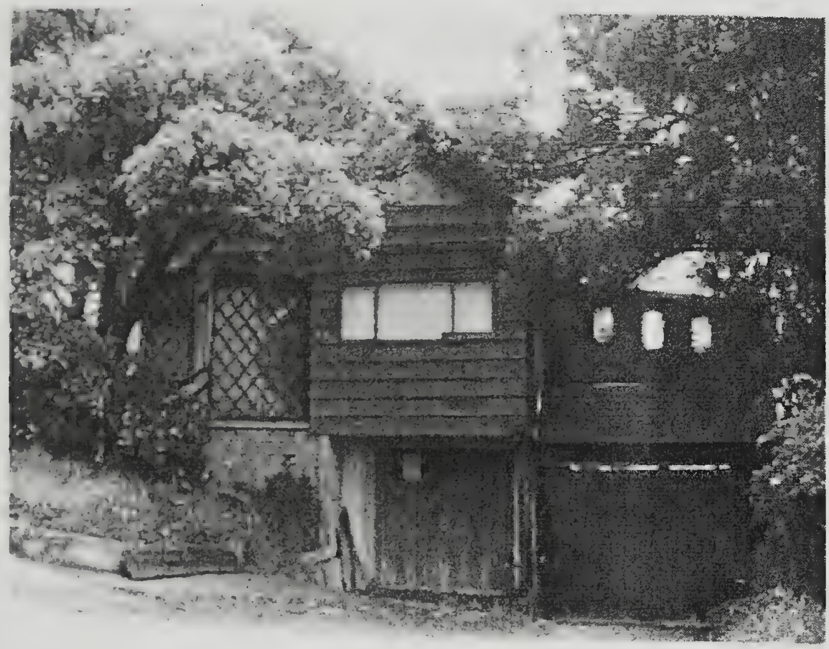
The subject block is characterized by a mixture of buildings constructed between circa 1905 and 1920, along with infill from the 1960s through 2009. A small cluster of dwellings designed with Craftsman and Queen Anne influences is located along Nevada Street south of the subject building, but overall the subject block and surrounding blocks are not architecturally cohesive.

Based on information provided by Tim Kelley Consulting (report dated May 2013 and attached to the Supplemental Information Form), the subject building was constructed in 1908 for Joseph J. O'Brien, a painter, and his wife Margaret. In 1920 the property was rented by Edward Funk, a laborer, and his wife Alvena. The Funks purchased the property in 1933, and it was inherited by son Henry Funk, a carpenter, in 1950. The property remained in the Funk family until 2003.

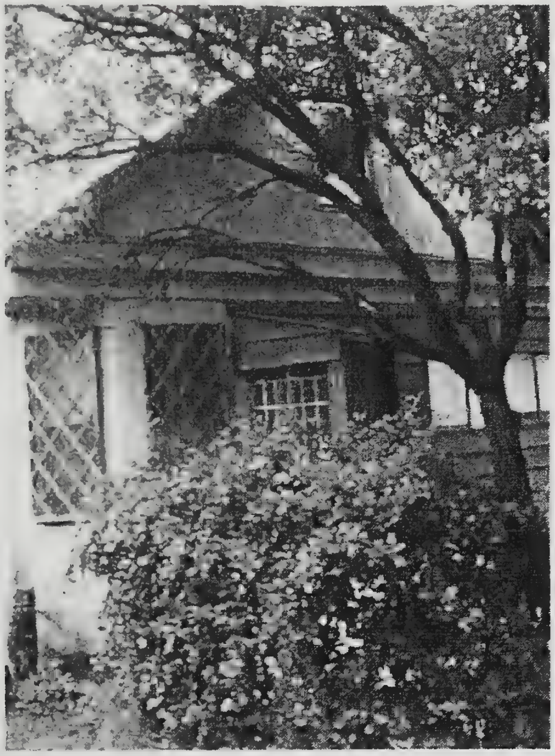
The building has experienced numerous alterations for which no building permits are available. At an unknown date(s), the building was reclad with stucco and the front porch was enclosed with horizontal wood siding. An integral garage was added beneath the enclosed porch and concrete masonry unit foundation walls were installed.
Satellite images show that a two-story addition was made at the rear of the building, and a tall wooden gate capped by a shed roof and a false-front wood screen was also attached to the south facade of the building. These alterations have compromised the building's integrity of design, materials, workmanship and feeling to the extent that the building no longer retains historic integrity.

Overall, the building does not appear associated with a significant episode in the development of Bernal Heights or with any significant persons, nor does the building retain architectural integrity. Thus, the building does not appear eligible for listing in the California or local historic register, and does not qualify as a historic resource for the purpose of environmental review under the California Environmental Quality Act.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	3 · 14 2013



49 Nevada Street primary (west) façade. (Tim Kelley Consulting, LLC)



49 Nevada Street detail of entry and bay window. (Tim Kelley Consulting, LLC)

49 Nevada Street satellite view looking east (Google Maps)

49 Nevada Street satellite view looking west (Google Maps)

49 Nevada Street

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

1650 Mission St.
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Information:
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Case No.:	**2012.1552E**
Project Title:	**18 Vicksburg Street**
Zoning:	RH-2 (Residential – House, Two Family) Use District 40-X Height and Bulk District
Block/Lot:	3627/007
Lot Size:	2,250 square feet
Project Sponsor:	Mark English, Mark English Architects, (415) 391-0186
Staff Contact:	Heidi Kline – (415) 575-9043, Heidi.Kline@sfgov.org

PROJECT DESCRIPTION:

The proposed project includes the addition of 2,025 square feet of building area to an existing 2,150-square-foot single-family residence built in 1900. The planned improvements would expand the two-story structure into a 4,175-square-foot, five-level residence. The new building area would include 1) two new floors excavated into the sloped front yard under the existing residence, adding a two-car garage on the first level and a 900-square-foot storage room on the second, 2) a new 560-square-foot top floor (fifth level) above the two existing floors, and 3) an elevator shaft on the south side of the residence serving all five levels of the remodeled residence. The proposed project also includes the addition of roof decks at the front and rear of the new top floor. The project site is an uphill lot with a 27 percent slope from front to back. The maximum height of the residence would increase from 32 feet to 37 ½ feet, as calculated by the San Francisco Planning Code. The project is located within the Noe Valley neighborhood on the west side of Vicksburg Street between 22nd and 23rd Streets.

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(2))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Viktoriya Wise for
Sarah Jones
Environmental Review Officer

Date August 19, 2013.

cc: Mark English, Project Sponsor, Historic Preservation Distribution List, Supervisor Scott Wiener, District 8, Virna Byrd, MDF

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PROJECT APPROVALS NEEDED:

A building permit from the Department of Building Inspection (DBI) is required before construction on the project can begin.

REMARKS:

Historic Resource. The existing residence was constructed in 1900, but was extensively rebuilt in 1995 after a fire destroyed all parts of the structure except for its front façade. The existing structure is classified as a Category"B", or potential historic resource, in the Planning Department's records and is not located in a Federal, State, or local historic district. An analysis of the new top floor of the residence (fifth level) shows that it would be set back approximately 15 feet from the existing front building façade. The existing building has a 20-foot-deep front yard setback and is on a steep, uphill lot, limiting visibility of the planned improvements from the public street. Additionally, the proposed lower levels would be constructed below grade and the front entry stairs would be rebuilt above them. Based on these factors, the Planning Department's Preservation Planning staff has determined that there would not be a significant impact on a historic resource because the expanded building areas would have limited visibility from the public street and the project would conform to the Secretary of the Interior's Standards for Rehabilitation.[1]

Air Quality. Project-related excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. Although there are federal standards for air pollutants and implementation of state and regional air quality control plans, air pollutants continue to have impacts on human health throughout the country. California has found that particulate matter exposure can cause health effects at lower levels than national standards. The current health burden of particulate matter demands that, where possible, public agencies take feasible available actions to reduce sources of particulate matter exposure. According to the California Air Resources Board, reducing ambient particulate matter from 1998-2000 levels to natural background concentrations in San Francisco would prevent over 200 premature deaths.

Dust can be an irritant causing watering eyes or irritation to the lungs, nose and throat. Demolition, excavation, grading and other construction activities can cause wind-blown dust to add to particulate matter in the local atmosphere. Depending on exposure, adverse health effects can occur due to this particulate matter in general and also due to specific contaminants such as lead or asbestos that may be constituents of soil.

In response, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI).

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[1] Michael Smith, Preservation Planner, Email to Heidi Kline, July 26, 2013.

The Ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square feet of soil comply with specified dust control measures whether or not the activity requires a permit from DBI. The Director of DBI may waive this requirement for activities on sites less than one half-acre that are unlikely to result in any visible wind-blown dust.

The project sponsor and the contractor responsible for construction activities at the project site shall use the following practices to control construction dust on the site or other practices that result in equivalent dust control that are acceptable to the Director. Dust suppression activities may include watering all active construction areas sufficiently to prevent dust from becoming airborne; increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water must be used if required by Article 21, Section 1100 et seq. of the San Francisco Public Works Code. If not required, reclaimed water should be used whenever possible. Contractors shall provide as much water as necessary to control dust (without creating run-off in any area of land clearing, and/or earth movement. During excavation and dirt-moving activities, contractors shall wet sweep or vacuum the streets, sidewalks, paths and intersections where work is in progress at the end of the workday. Inactive stockpiles (where no disturbance occurs for more than seven days) greater than 10 cubic yards or 500 square feet of excavated materials, backfill material, import material, gravel, sand, road base, and soil shall be covered with a 10 millimeter (0.01 inch) polyethylene plastic (or equivalent) tarp, braced down, or use other equivalent soil stabilization techniques.

These regulations and procedures set forth by the San Francisco Building Code would ensure that potential dust-related air quality impacts would be reduced to a level of insignificance.

Geotechnical. The existing single-family residence is located on a 22-foot-wide by 100-foot-deep, uphill-sloping lot with a 27 percent grade. The lot's lowest elevation, 236 feet above sea level, is at the southeast corner of the front lot line and its highest elevation, 267 feet above sea level, is at the northwest corner of the rear lot line. The existing structure was built on a split pad in the center of the site, approximately 20 feet above the elevation of the curb, with sloped front and rear yard areas. There is no garage on the project site. Rather, the approximately 20-foot-deep front yard contains stairs and terraces, supported by several concrete and lumber retaining walls, which provide access to the residence from the public right-of-way. Construction of the planned improvements would require the removal of the front stairs and terraces during construction in order to allow the excavation and removal of soil and bedrock from under the existing structure. Cuts up to 22 feet in depth under the existing residence would be required to build the two lower levels. The existing structure's spread footing foundation would be removed and replaced by the new concrete walls and associated foundation for the two lower levels. Upon completion of these lower levels, retaining walls and stairs similar to the existing configuration would be rebuilt above the garage to provide access to the front of the residence.

A geotechnical report was prepared for the proposed addition at 18 Vicksburg Street[2] and includes information gathered by the geotechnical engineer during his field observation of a similar excavation on the adjoining lot at 16 Vicksburg Street. The excavation at 16 Vicksburg Street exposed hard Radiolarian Chert bedrock materials with medium wide to closely spaced fractures cemented in some locations with quartz intrusions. No groundwater was encountered, though based on the hillside location and soil and bedrock morphology it is possible that groundwater seepage could be encountered during excavation on the project site.

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[2] Harold Lewis & Associates Geotechnical Consultants, Foundation Investigation, Proposed Additions to 18 Vicksburg Street, San Francisco, California, April 18, 2013. This report is available for review as part of Case No. 2012.1552E.

The geotechnical report includes information about the project site's potential for liquefaction and surface subsidence, expansive soils, flooding, and inundation due to reservoir failure with the conclusion that they would not be a problem at the site. The project site is in a zone of "estimated intensity of future ground shaking" described as weak for an earthquake similar to the magnitude, duration, and proximity of the 1906 San Francisco earthquake event. The 2010 San Francisco Building Code (Building Code) requires Site Classification and Values of Site Coefficients for the design of earthquake resistant structures to minimize damage from earthquakes. The geotechnical report includes seismic design parameters for use by the structural engineer for the project in complying with the Building Code during the Department of Building Inspection (DBI) building permit plancheck process. According to the San Francisco Seismic Safety Investigation Report[3], the site is in a zone of potential landslide hazard, though no landslides have been recorded on or near the project site. The geotechnical report concludes that there is a very low potential for landslides or slope instability on the project site as long as proposed construction activities, i.e. temporary slopes, adhere to the recommendations in the geotechnical report.

The geotechnical report found that the site is suitable for the proposed construction provided that the recommendations in the geotechnical study are incorporated into the design and construction of the proposed project. Those recommendations include construction during the dry season, the use of staged excavation operations and temporary shoring, the installation of subdrains under the garage slab, the establishment and monitoring of survey points on adjacent buildings to detect any signs of movement, and the construction of the foundation to bear on the underlying bedrock. The project sponsor has agreed to adhere to the recommendations of the geotechnical report and to include the report's design recommendations into the plans submitted for the building permit plancheck process, subject to final review by DBI. Thus, the proposed project would not have any significant geotechnical impacts.

Exemption Class. Under CEQA State Guidelines Section 15301(e)(2), or Class 1(e)(2), additions to existing structures of up to 10,000 square feet are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would increase the existing 2,025-square-foot building by 2,150 square feet to a total of 4,175-square-foot building, less than 10,000 square feet. In addition, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. Therefore, the proposed project would be exempt from environmental review under Class 1(e)(2).

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant geotechnical or historical resource impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[3] John A. Blume and Associates, San Francisco Seismic Safety Investigation Report, June 1974.

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CEQA Categorical Exemption Determination

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Property Information/Project Description

PROJECT ADDRESS 2320 Lyon ST	BLOCK/LOT(S) 0964/008D

CASE NO 2013.0445E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below)   ☐ Demolition (requires HRER if over 50 years old)   ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

Per GIS data base, Hist Pres. is the only CEQA resource that require additional review.
04/11/13

CONTINUED ON PAGE 2

____ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

____ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

____ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

____ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

04/11/13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☒ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

____ 1. **Change of Use and New Construction** (tenant improvements not included).

____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

____ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed**: **GO TO STEP 5**

☐ Project **does not conform** to the scopes of work: **GO TO STEP 5**

☐ Project involves **4 or more** work descriptions: **GO TO STEP 5**

☐ Project involves **less than 4** work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

____ 2. **Interior alterations to publicly-accessible spaces.**

____ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

____ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

____ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

____ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

____ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

____ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: Aug. 5, 2013

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* ____

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date 8/26/13

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	August 5, 2013
Case No.:	**2013.0445E**
Project Address:	**2320 Lyon Street**
Zoning:	RH-1 (D) (Residential – House, Single-Family—Detached) 40-X Height and Bulk District
Block/Lot:	0964/008D
Date of Review:	August 5, 2013 (Part I)
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 2320 Lyon Street, is located on a rectangular-shaped lot measuring approximately 43 feet by 71 feet on the east side of Lyon Street between Broadway and Pacific Avenue facing the east wall of the Presidio in the Pacific Heights/Cow Hollow neighborhood of San Francisco. The property is located within an RH-1 (D) (Residential-House, Singe-Family—Detached) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a three-story, single-family, wood-frame residence constructed in 1928. The residence is designed in the Mediterranean Revival architectural style. Notable historic features include: stucco cladding; clay tile pent roof; prominent chimneys with clay tile roofs; a pair of arched entry openings; wrought iron balconettes; side entry porch with brick stairs, glazed wrought irons doors, decorative columns, a cast cement door surround; arched casement windows, leaded casement windows, arched doors; and a rear patio covered with decorative tile. Known alterations include: installation of brick paving and fences in the rear yard (1950), installation of a new fence near the front entry (1957), construction of a glass and metal conservatory off the entrance (1972), and alteration of doors, windows, iron work, and garage doors on the primary facade (2003).

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1928).

Neighborhood Context and Description

Incorporated into San Francisco in 1850, the Pacific Heights/Cow Hollow area was originally part of the Western Addition Annexation. One of the distinctive features of this area was a lagoon that was affectionately known as Spring Valley, and later Washerwoman's Lagoon in the 1850s. Until the 1870s, the area was comprised mainly of dairy farms, grazing land, and windswept dunes, with a few wealthy vacation homes scattered throughout, largely in the eastern portion of the neighborhood. Beginning in the 1870s, this portion of San Francisco began to develop from farmland and open space to a residential area. In 1882, Washerwoman's Lagoon was in-filled due to the large amount of waste, chemicals, and sewage. During this time, the Cow Hollow neighborhood began to coalesce into a residential neighborhood with the boundaries defined by Lombard Street, Van Ness Avenue, Broadway Street, and Presidio Avenue. By the late 1880's, the Pacific Heights/Cow Hollow neighborhood was well known as one of the City's most fashionable neighborhoods. In 1895, a trolley line opened on Fillmore Street, thus connecting Cow Hollow to the neighboring Pacific Heights neighborhood to the south. This reputation attracted many of the City's best-known architects and the City's most affluent residents, resulting in a neighborhood that exhibits a particularly high level of architectural quality and distinction. Several prominent San Franciscans' had homes in the area, such as Frank Pixley, William McElroy, and Mayor Ephriam Burr. Due to rapidly increasing land values and demands for more modern housing, many of the earliest homes were demolished to make way for larger apartment-style buildings and extravagant homes. The area was not greatly affected by the 1906 Earthquake and Fire, and has continued to be residential in character with notable smaller commercial areas along Union, Fillmore, and Lombard Streets.

The subject block is composed largely of two- and three-story single-family residences, many of which were constructed in the 1920s. The subject block features a varied mix of architectural styles with examples of Mediterranean Revival, Classical Revival, First Bay Region Tradition, French Provincial, Mid-Century Modern, and Contemporary. No designated or surveyed historic districts are located within the vicinity of the subject property.

The surrounding neighborhood does not appear to be a historic district, based upon an abbreviated reconnaissance survey conducted by Carey & Company of the surrounding properties along Lyon Street between Pacific Avenue and Green Street. The subject property is located in an area of Lyon Street that is defined by revival style residential architecture dating to the 1920s, with examples of Mediterranean Revival, Italian Renaissance, Spanish Eclectic, and Mission/Edwardian Eclectic. A few examples of earlier buildings are present, as well as a few buildings constructed after 1980 in Modern/Contemporary architectural styles. Many of the buildings have been altered, including the construction of vertical additions, window replacement, and garages. A small cluster of intact revival style buildings are located just north of the Lyon Street steps, but are physically separated from the subject property and would not be impacted by the proposed alterations. No formal survey was conducted. Although the area appears to retain its overall historic character, the neighborhood does not demonstrate cohesive architectural style or expression and the buildings do not exhibit a shared history such that they would be defined as a historic district.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Historic Resource Evaluation prepared by Carey & Company (dated July 22, 2013), and information found in the Planning Department files, Preservation staff finds that the subject building is not eligible for listing in the California Register of Historical Resources under any criteria.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Based on the information provided in the Historic Resource Evaluation prepared by Carey & Company, and information found in the Departments files, the subject property is not eligible for listing in the California Register under Criterion 1 (Events).

Constructed in 1928 by architects Powers and Ahnden, 2320 Lyon Street was designed as a single-family residence in the Pacific Heights neighborhood for the original owner, Louis A. Weidenmuller. For its entire history, the subject property has been used as a single-family residence. To be eligible under the event Criterion, the property cannot merely be associated with historic events or trends but must have a specific association to be considered significant. The subject property is not specifically associated with any historically significant events either directly linked to the subject building or the immediate surroundings. Therefore, the subject property is not eligible for inclusion on the California Register under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Based on the information provided in the Historic Resource Evaluation prepared by Carey & Company, and information found in the Departments files, the subject property is not eligible for listing in the California Register under Criterion 2 (Persons).

Records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. The subject property was originally owned by Louis A. (a real estate broker) and Agnes Weidenmuller, who resided at the property until 1949. Alexander and Agnes Albert owned the property from 1949 until 2002. The Albert's primary residence was in Frankfurt, Germany and they also lived part-time at "House-on-Hill' in Hillsborough. No information was found about the owners or occupants of the property indicating a significant role in local, state or national history. Therefore, the subject property is not eligible for inclusion on the California Register under Criterion 2

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided in the Historic Resource Evaluation prepared by Carey & Company, and information found in the Departments files, the subject property is not eligible for listing in the California Register under Criterion 3 (Architecture).

2320 Lyon Street was constructed in 1928 by architects Powers and Ahnden, a successful San Francisco firm who designed residential, commercial and apartment buildings. The best known works of Powers and Ahnden were completed prior to and after their partnership and the subject property is not a noteworthy example of their work.

The house was designed in the Mediterranean Revival style, which was popular during the first half of the 20th century. The building underwent a major façade renovation in 2003, and the most unique Mediterranean Revival style features were altered at that time, including the asymmetrical corner bay of the primary façade. The building today is a fair example of the style and does not display high artistic values or distinctive characteristics of its type, period or style.

The alterations to the rear patio are attributed to master landscape architect Thomas Church in 1949 and the front fence is attributed to Church in 1957. The patio and fence are minor works of Church's prolific career and are not representative examples of his work during this period.

The subject block consists of a mix of Mediterranean Revival, Classical Revival, First Bay Region Tradition, French Provincial, Mid-Century Modern, and Contemporary style buildings ranging in construction dates from the late-nineteenth century to the late 1950s. Lyon Street (between Pacific Avenue and Green Street) features many examples of Mediterranean Revival style residential buildings dating to the 1920s, as well as select examples of early and late 20th century residential buildings. The area does not demonstrate a cohesive architectural style, period or expression and does not appear to be a potential historic district.

Therefore, the subject property is not eligible for inclusion on the California Register under Criterion 3 individually or as part of a historic district.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

CEQA Historic Resource Determination

☐ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

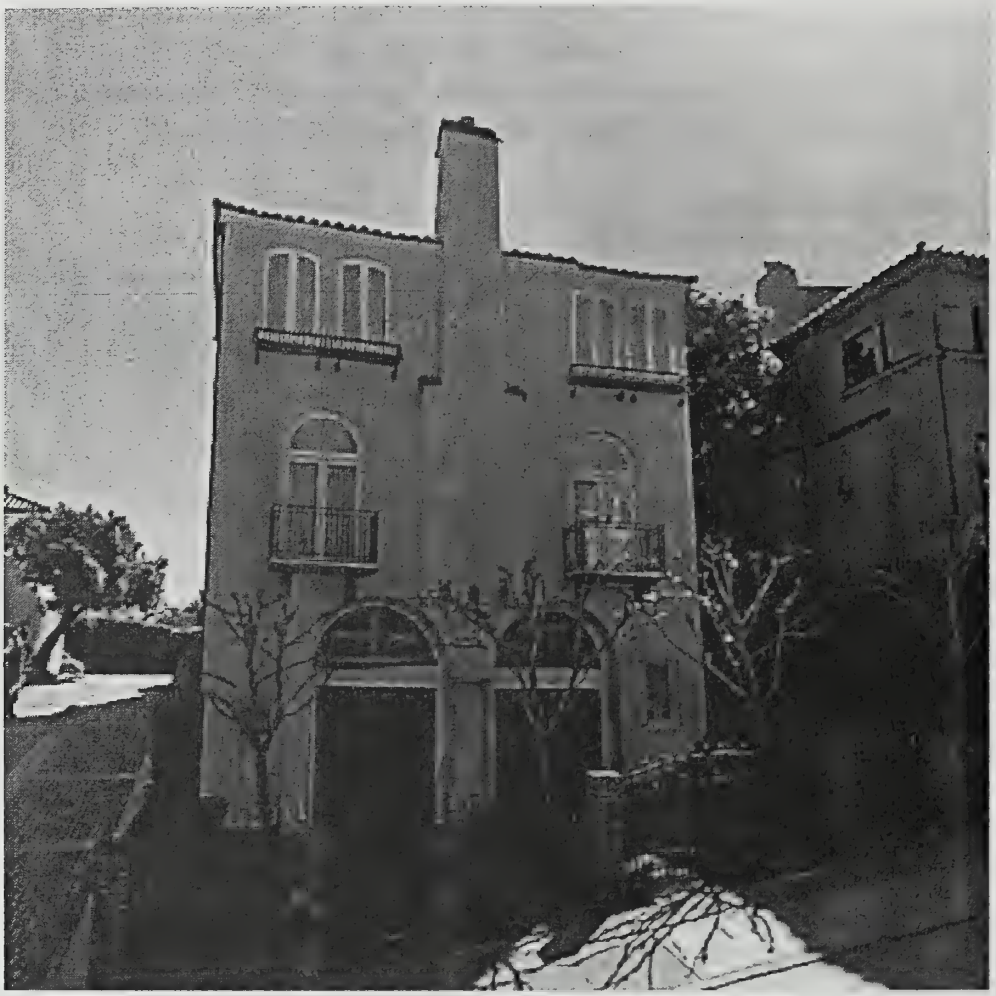
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 8·26·2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\2320 Lyon Street\2320 Lyon Street_HRER Part I.doc

Images



East façade of 2320 Lyon Street. Image courtesy of Google, 2013.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
414 Liberty St		3604/087
Case No.	Permit No.	Plans Dated
2013.0941E	201306280796	6/19/13
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. REMODEL FRONT FACADE, NEW WINDOWS & DOORS & SIDING.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jeanie Poling 7/16/13	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements**. Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: per PTR Form dated 8/7/2013 (attached).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature:	Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.08.26 15:47:37 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date 2013.08.26 15:47:56 -07'00'
	Date: 08/26/2013	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.	

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	8/7/2013

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	414 Liberty Street	
Block/Lot:	Cross Streets:	
3604/087	Sanchez Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.0941E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	○ Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Evaluation prepared by Bret Walters (dated June 19, 2013), the subject property at 414 Liberty Street contains a one-story-over-garage wood frame single family residence designed in the Mediterranean Revival architectural style and constructed in 1921. Permit records and historic photographs indicate that the subject property underwent the following alterations over time: repair of the primary facade (1962), addition of plywood panels (1996), reroofing (1996), interior alterations and new property line windows (2005), and work to the rear property line fence (2009).

The subject property is a common example of a modest Mediterranean Revival style residence with few architectural features. The building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any known historic districts. The subject block exhibits a broad range of construction dates from the late-19th to the late-20th century. Many of the surrounding properties have experienced major facade alterations that have compromised historic integrity. Although a few fine examples of late-19th and early-20th century residential properties exist on the subject block, overall the area lacks cohesion and does not appear to contain a historic district.

Therefore, 414 Liberty Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imada	8·26·2013

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

AUG 28 2013

SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
410 Diamond Street		2768/002
Case No.	Permit No.	Plans Dated
2013.0569E		April 2013
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction

Project description for Planning Department approval.

The project includes a rear horizontal addition at the first and second floors, and a new third floor to the existing two-story single-family dwelling.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements**. Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: See attached PTR form dated 8/21/2013.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Doug Vu Digitally signed by Doug Vu DN dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Doug Vu, email=Doug Vu@sfgov.org Date 2013.08.26 15.27.15 -07'00'	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Doug Vu	**Signature or Stamp:** Doug Vu Digitally signed by Doug Vu DN dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Doug Vu, email=Doug Vu@sfgov.org Date: 2013.08.26 15.27.47 -07'00'
	Date: 8/26/2013	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.	

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	8/12/2013	**Date of Form Completion**	8/21/2013

PROJECT INFORMATION:		
Planner:	Address:	
Doug Vu	410 Diamond Street	
Block/Lot:	Cross Streets:	
2768/002	21st & 22nd Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.0569E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	April 2013

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

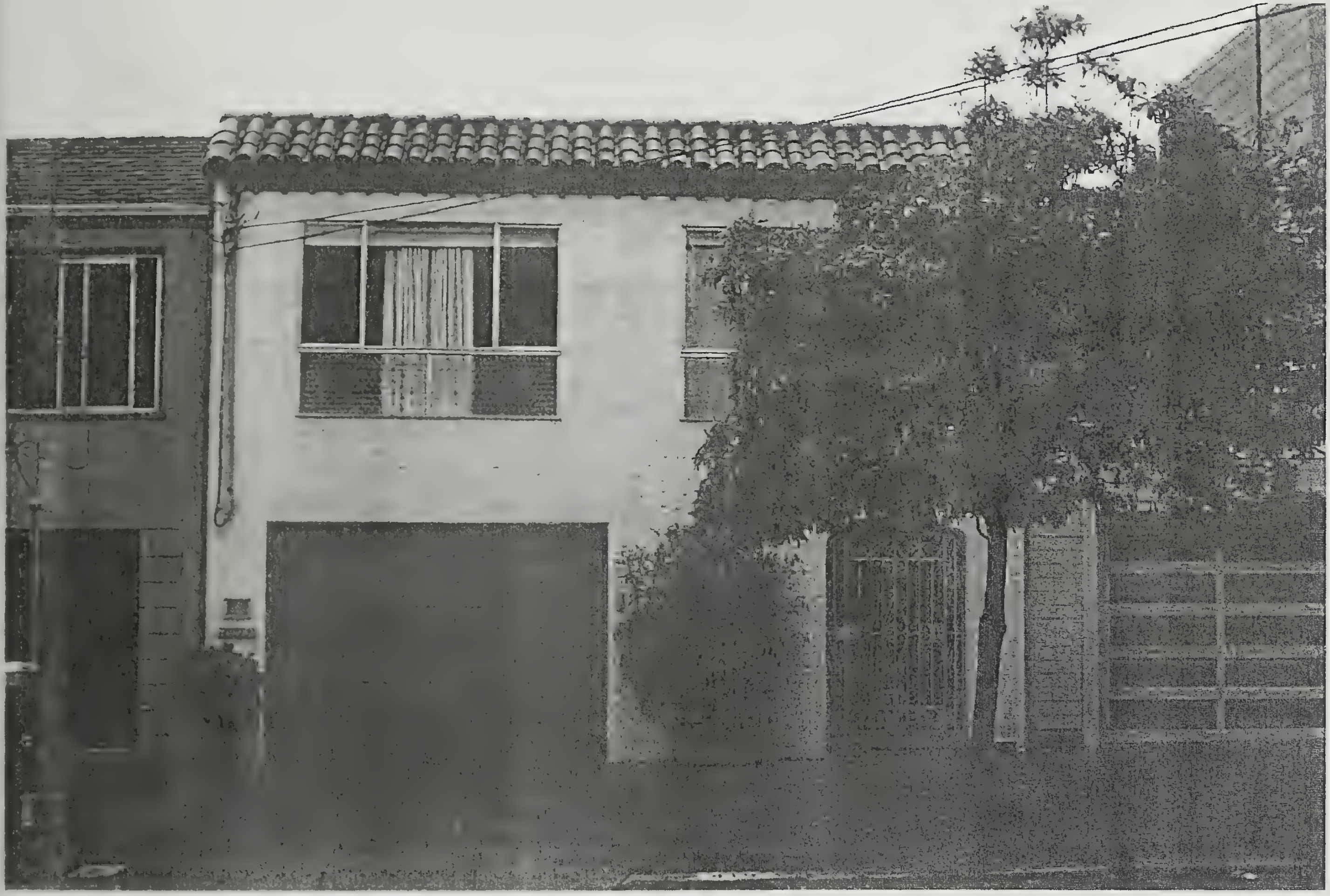
According to the Supplemental Information Form for Historic Resource Determination (titled HRE) received on 5/6/2013 and prepared by Andy Rodgers Architect, along with additional research by Department staff, the subject property at 410 Diamond Street is improved with a one-story single-family residence with a full garage/basement designed in the Mediterranean Revival style in 1930. The subject property was constructed by Issacson & Nyland, who was contracted by the original owner, Annie Ruth. Permit records indicate exterior alterations to the building included the addition of the overhead garage door in 1956, and the installation of aluminum windows and removal of original wrought iron work in 1966. Extensive remodeling to the interior was completed in 1966, 1969, and 2004.

Although the building possesses some characteristic features of Mediterranean Revival architecture including a clay tile parapet, stucco cladding, and an arched tunnel entryway, it is a non-distinct example and is not architecturally distinct such that it would qualify for listing in the California Register under Criterion C/3. In addition, no known historic events occurred at the property that would qualify it for listing under Criterion A/1, and none of the owners or occupants have been identified as important to history to qualify it for listing under Criterion B/2.

The subject property is not located within the boundaries of any identified historic districts, and since the subject block is mixed in character with buildings constructed between 1924 and 2000, it would not qualify as a potential historic district.

Therefore, 410 Diamond Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8·26·2013



SUBJECT PROPERTY - FRONT FACADE

410 DIAMOND STREET
SAN FRANCISCO, CA 94114
BLOCK 2768 LOT 002

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 35-41 Lafayette ST and 1043-1049 Minna ST	BLOCK/LOT(S) 3511/066

CASE NO 2013.0113 E	PERMIT NO.	PLANS DATED 8/8/13

☑ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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________ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

✓ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required File an Environmental Application

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

MP 03/28/

No excavation. slab on grade; finishin unfinished space o a soft story buildi Per GIS database & sco of work, Hist Pres is the only resou to be reviewe furth uspec

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☑ **Category A: Known Historical Resource** GO TO STEP 5

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed:

GO TO STEP 5

☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations** to publicly-accessible spaces.

_______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

BB 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

_______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

BB 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ~~Exter~~ The alterations are consistent with the character defining features of the District. The placement of openings and materials (wood for doors and windows) is consistent with the District.

_______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: _______

* Attach Historic Resource Evaluation Report

b. Other, please specify: _______

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

_______ Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

BB Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* _______

☑ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Brittany Bendix
Planner's Signature

8/28/13
Date

Brittany Bendix
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	2013.0799E
Project Title:	**39 San Carlos Street**
Zoning:	NCT (Mission St. Neighborhood Commercial Transit) District 45-X Height and Bulk District
Block/Lot:	3576/018
Lot Size:	1,999 square feet
Project Sponsor:	David Sternberg, Sternberg Benjamin Architects, (415) 882-9786
Staff Contact:	Kei Zushi, (415) 575-9036 kei.zushi@sfgov.org

PROJECT DESCRIPTION:

The 1,999-square-foot (sf), vacant project site is located on the east side of San Carlos Street on the block bounded by San Carlos, Sycamore, Mission, and 18th Streets in the Mission District. The proposed project would involve the construction of a 42-foot-tall, four-story, approximately 6,300-sf residential building. The proposed building would provide three three-bedroom dwelling units and a two-space, 1,230-sf garage on the ground floor level. The parking garage would be accessible from San Carlos Street.

(Continued on Second Page.)

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EXEMPT STATUS:

Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303(b)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

SARAH B. JONES
Environmental Review Officer

August 30, 2013
Date

cc:
- David Sternberg, Project Contact
- Julian Bañales, SE Quadrant
- Supervisor David Campos, District 9
- Historical Preservation List
- Bulletin Board
- M.D.F

PROJECT DESCRIPTION (continued):

The project would include a private terrace on the second-floor level and private open space at the roof-top level. The proposed building foundation would require excavation to approximately two feet below ground surface (bgs).[1] The proposed building would be contemporary in design.

PROJECT APPROVALS NEEDED:

The proposed project is subject to notification under Section 312 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by the Department of Building Inspection (DBI) is the Approval Action.

REMARKS (continued):

Geology

According to the Planning Department's records, the project site is located within a liquefaction hazard zone. A geotechnical investigation report was prepared for the proposed project, and the conclusions of that report are summarized below.[2] The geotechnical investigation report concluded that the project site is suitable for support of the proposed project, noting that the primary geotechnical concerns are founding the proposed structure in competent earth materials, Bay Area Rapid Transit (BART) tunnel considerations, and seismic shaking and related effects during earthquakes. The BART tunnel runs approximately 100 feet to the east of the project site.[3] BART may have criteria or restrictions regarding excavations, generation of vibrations, or other construction considerations near the tunnel.

One boring was drilled near the center of the project site on October 1, 2012. The boring encountered about 18 feet of fill overlying alluvial deposits. The boring found that the site was blanketed with about three feet of very loose, clayey sand with gravel fill that was underlain by loose, poorly graded sand. At a depth of about 18 feet, the sand became medium dense, and became very dense below 26 feet. Between depths of about 35 to 50 feet, the boring encountered very dense, sand with three to five percent fines. At a depth of about 50 feet, the boring encountered silty sand to the maximum depth explored of 51.5 feet.

The geotechnical investigation report states that the project site is not located within an Alquist-Priolo Earthquake Fault Zone as defined by the California Division of Mines and Geology. The closest mapped active fault in the vicinity of the project site is the San Andreas Fault, located about 6.7 miles southwest of the site. The geotechnical investigation report concluded that the potential risk for damage to improvements at the project site due to surface rupture from faults is low. The project site would be exposed to strong earthquake shaking during the life of the project. The geotechnical investigation report also notes that the loose to medium dense sands underlying the site (below the groundwater to a depth of about 25 feet) have the potential to liquefy during earthquake shaking. Liquefaction results in a loss of shear strength and potential volume reduction in saturated granular soils below the groundwater level from earthquake shaking. The impacts of liquefaction at the project site may include post liquefaction settlements, sand boils, reduced load carrying capacity, and lateral displacement. Based on this, the geotechnical investigation report concluded that there are two general options for providing adequate foundation support to the proposed structure: 1) treat the liquefiable sands by compaction grouting or other approved method and support the structure on a mat slab foundation: or 2) extend foundation support through the liquefiable sands into the very dense sandy soils at depths of greater than 25 feet. The project sponsor has indicated that a mat slab foundation system would be used for the proposed project.[4] The project sponsor has agreed to follow all of the recommendations outlined in the geotechnical investigation report.

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[1] David Sternberg, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, Excavation & Foundation: 39 San Carlos Street (Case No. 2013.0799E),* July 29, 2013. This email is available for review as part of Case File No. 2013.0799E at 1650 Mission Street, Suite 400, San Francisco, CA.

[2] Allen Gruen, Earth Mechanics Consulting Engineers. *Report, Geotechnical Investigation, Planned Development at 39 San Carlos Street, San Francisco, California,* October 26, 2012. This report is available for review as part of Case File No. 2013.0799E at 1650 Mission Street, Suite 400, San Francisco, CA.

[3] Allen Gruen, Earth Mechanics Consulting Engineers. *Email to Kei Zushi, San Francisco Planning Department, 39 San Carlos Street,* August 28, 2013. This email is available for review as part of Case File No. 2013.0799E at 1650 Mission Street, Suite 400, San Francisco, CA.

The final building plans will be reviewed by DBI. In reviewing building plans, DBI refers to a variety of information sources to determine existing hazards. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. DBI will review the geotechnical report and building plans for the proposed project to determine the adequacy of the proposed engineering and design features and to ensure compliance with all applicable San Francisco Building Code provisions regarding structure safety. The above-referenced geotechnical investigation report would be available for use by DBI during its review of building permits for the site. In addition, DBI could require that additional site specific soils report(s) be prepared in conjunction with permit applications, as needed. The DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI's implementation of the Building Code would ensure that there is no damage to structures from potential geologic hazards.

Hazards and Hazardous Materials

Due to the previous uses of the project site, which include an auto repair facility, carriage and automobile facility, and sheet metal shop, a Phase I Environmental Site Assessment (ESA) report and subsurface investigation report were prepared for the project site.[5,6] These reports along with the aforementioned geotechnical investigation report have been reviewed by the San Francisco Department of Public Health (SFDPH). SFDPH determined that no further action is required for the project site, noting that arsenic and vanadium exceeded Regional Water Quality Control Board's (RWQCB's) Environmental Screening Levels for residential use and that arsenic and vanadium levels were within the background levels for the San

---

[4] David Sternberg, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, Excavation & Foundation: 39 San Carlos Street (Case No. 2013.0799E)*, July 29, 2013. This email is available for review as part of Case File No. 2013.0799E at 1650 Mission Street, Suite 400, San Francisco, CA.

[5] John Carver, John Carver Consulting. *Phase I Environmental Site Assessment at 3420 18th Street & 39 San Carlos Street, San Francisco, California*, September 17, 2012. This document is available for review as part of Case File No. 2013.0799E at 1650 Mission Street, Suite 400, San Francisco, CA.

[6] John Carver, John Carver Consulting. *3420 18th Street and 39 San Carlos Street, San Francisco, California, Subsurface Investigation*, September 17, 2012. This document is available for review as part of Case File No. 2013.0799E at 1650 Mission Street, Suite 400, San Francisco, CA.

Francisco Bay Area.[7] Based on this, the proposed project would not result in any significant impacts with respect to hazards and hazardous materials.

Shadow

Because the proposed building is taller than 40 feet, a shadow fan analysis was required and prepared for this project pursuant to Section 295 of the San Francisco Planning Code.[8] The shadow analysis found that shadows cast by the proposed project would not shade Section 295 Open Space. Based on this, the proposed project would not result in any significant impacts with respect to shadow.

Exempt Status

The CEQA Guidelines Section 15303, or Class 3, provides for the exemption from the environmental review for the "construction and location of limited numbers of new, small facilities or structures." Specifically, Section 15303(b) states in "urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units." The proposed project would include a total of three dwelling units in an urbanized area. Therefore, the proposed project would be exempt under Class 3.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other historic buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[7] Scott J. Nakamura, San Francisco Department of Public Health. *Letter to David Sternberg, Development, 39 San Carlos Street, San Francisco, SAM Case Number: 946,* July 5, 2013. This document is available for review as part of Case File No. 2013.0799E at 1650 Mission Street, Suite 400, San Francisco, CA.

[8] Jeffrey Speirs, San Francisco Planning Department. *39 Carlos Street Shadow Analysis,* August, 19, 2013. This document is available for review as part of Case File No. 2013.0799E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California 94103.

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Certificate of Determination
Exemption from Environmental Review

Case No.:	2013.0399E
Project Title:	**210 Laidley Street**
Approval Action:	Building Permit
Zoning:	RH-1 (Residential House District, One-Family) 40-X Height and Bulk District
Block/Lot.	6683/017
Lot Size:	4480 square feet
Project Sponsor:	Mick Khavari, John Maniscalco Architecture (415) 864-9900 ext. 205
Staff Contact:	Erik Jaszewski (415) 575-6813 Erik.Jaszewski@sfgov.org

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PROJECT DESCRIPTION:

The project site is located mid-block at 210 Laidley Street (Assessor's Block 6683/017) adjacent to the western terminus of Fairmount Street. The property is a steep, rectangular lot with an average slope of approximately 22 percent. The proposed project involves demolition of the existing two-story over basement single-family home with a height of 35 feet and total area of 2,265 square feet (sf). In its place a new three-story over basement single-family dwelling would be constructed with a height of 40 feet and total area of approximately 5,300 sf. A two-car garage would be constructed at basement level to replace the existing two-car garage.

EXEMPT STATUS:

Categorical Exemption, Class 1 and 3 (State CEQA Guidelines Section 15301(l)(1) and 15303(a).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

August 30, 2013
Date

cc: Mick Khavari, Project Sponsor
Gretchen Hilyard, Preservation Planner
Supervisor Scott Wiener, District 8

Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The project site is bounded by the unimproved Fairmount Street right-of-way to the north and an architecturally similar structure to the south of the parcel. As the site is located on a slope of 22%, excavation would occur into the slope at a maximum depth of approximately 17 feet (ft) in order to accommodate the proposed structure.

The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by the Department of Building Inspection is the Approval Action.

REMARKS (continued):

Historic Resources: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 210 Laidley Street is a historic resource as defined by CEQA, and if so, whether the proposed project would cause a substantial adverse change in the significance of the historic resource.

According the Planning Department's Property Information Database, the existing structure was constructed in 1961, classifying it as a potential historic resource. As the project involves the demolition of said structure over 50 years of age, a Historic Resource Evaluation Report is required. Carey & Co. Inc. conducted an evaluation[1] in accordance with San Francisco Planning Department project review procedures. The Department's Preservation Team reviewed and subsequently signed off on the report.

Carey & Co. Inc. evaluated the property's historic significance, its integrity, and its eligibility for The California Register of Historical Resources (CRHR). The existing two-story over basement home was designed in the Mid-Century Modern architectural style, and constructed in tandem with the adjacent structure at 216 Laidley Street. The building was designed by builders Winant & Allen for Robert and Marian V. Frierson—the sole owners and occupants of the property until 2011.

In evaluating the property according to the Secretary of the Interior's four criteria for historical significance, the report found (1) The house has no association with events that have made a significant contribution to the broad patterns of local or regional history; (2) The property has no association with persons significant to local, state, or national history; (3) The property is not eligible for the California Register for architectural significance as it neither embodies the distinctive characteristics of a type, period, or method of construction, nor represents the work of a master or possesses high artistic values; and (4) The property does not have a potential to yield information to the history or prehistory of the area. Since the building was not found eligible for the CRHR, no period of significance was evaluated.

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[1] Carey & Co. Inc. *210 Laidley Street San Francisco, CA Historic Resource Evaluation.* Historic Resource Evaluation Report. February 13, 2013. This report and accompanying Preservation Team Review Form are available for review as part of Case No. 2013.0399E.

The integrity of the building has stayed relatively intact since 1961, although it has experienced major alterations. Such alterations include addition of sectional garage door, minor rear alterations, rear yard improvements and a significant addition to the north side of the structure in 1979. However, the northern addition was constructed in a compatible manner and does not destroy the overall character of the building.

Although the subject block displays a variety of architectural styles including Post Modern, Queen Anne, Craftsman, First Bay Region Tradition, Mediterranean Revival, Minimal Traditional, and Contemporary, the area lacks the architectural cohesion necessary to qualify as a potential historic district. The property is not located within the boundaries of any identified historic districts.

210 Laidley Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district. Because the existing building is not considered an historic resource under CEQA and the proposed project is not expected to adversely affect CEQA-significant resources, its demolition and replacement would not result in a significant impact on a historical resource.

Geology: Because the proposed project includes excavation to a maximum depth of 17 ft below grade and is located on a parcel with an average slope of approximately 22 percent, a geotechnical report is required by the Planning Department. In consultation with the project architect, Earth Mechanics Consulting Engineers conducted detailed site reconnaissance and surface exploration of the project site.[2] Results of this investigation are summarized below.

Borings drilled 2 feet 7 inches below the surface encountered two feet of stiff, sandy lean clay overlying chert bedrock continuing to the maximum explored depth. Free groundwater was not encountered in the boring, and the depth to the free water table is expected to vary with time and seepage zones.

The report found a low potential for fault ruptures, liquefaction, lateral spreading, and landsliding. Earth materials subject to seismic densification were found to not exist in sufficient thickness to adversely impact the improvements. The site is expected to be exposed to strong earthquake shaking during the life of the new building. The recommendations contained in the applicable Building Code should be followed to reduce this potential damage.

The Soil and Foundation Investigation concluded that the site is suitable for the proposed development provided the incorporation of the following recommendations: (1) Any foundation not set in the bedrock should be deepened or redesigned using soil values; (2) Graded areas should be cleared of debris, deleterious materials, and vegetation, and then stripped of the upper soils containing root growth and organic matter; (3) Excavations in the deeper bedrock portions may require heavy ripping, hoe-rams, or jack-hammering as it becomes harder and more massive with depth; (4) Loose, porous soils and topsoil, if encountered, should be overexcavated in areas designated for placement of future engineered fill or supports; (5) Exposed soils designated for fill should be cut to form a level bench, scarified to aminimum depth of six inches, brought to at least optimum moisture content, and compacted to at least 90 percent relative compaction; (6) Imported soil materials shall be free from organic matter or other deleterious substances; (7) Fill should be placed in level lifts not exceeding eight inches in loose thickness with minimum moisture content and at least 90 percent compaction; (8) Temporary slopes will be necessary during the planned site excavations; (9) Underpinning may be required below the level of foundations supporting existing structures; (10) Finished cut and fill slopes in soil should be constructed at an inclination not exceeding a horizontal to vertical ratio of 2:1; (11) Fill and cut slopes should be rounded, compacted, and planted with vegetation to resist erosion; and (12) Surface water runoff should be intercepted and diverted away from the tops and toes of cut and fill slopes using berms or ditches.

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[2] Earth Mechanics Consulting Engineers. *Geotechnical Investigation Planned Residence at 210 Laidley Street San Francisco, CA.* Geotechnical Report. January 15, 2013. This report is available for review as part of Case No. 2013.0399E.

The project sponsor has agreed to follow the recommendations of the report. Furthermore, the proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the Department of Building Inspection (DBI) permit review process. DBI would review background information including the Geotechnical Investigation report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards such as seismic shaking would be addressed through the DBI requirement for a geotechnical or other subsurface report and review of the building permit application pursuant to its implementation of the Building Code.

In light of the above, the proposed project would not result in a significant effect due to seismic and geologic hazards.

Exemption Class: CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption from environmental review for the demolition of a single-family residential structure or up to three single-family residential structures in urbanized areas. Additionally, CEQA Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of a one single-family residence or up to three single-family residences in urbanized areas. The proposed project would result in the demolition of one single-family residence and the construction of one single-family residence. Therefore, the proposed project would be exempt from environmental review under Class 1 and Class 3.

Summary: CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 3966 Washington St	BLOCK/LOT(S) 0990/011

CASE NO 2012.1287E	PERMIT NO.	PLANS DATED

☒ Addition/ Alteration (detailed below)

☐ Demolition (requires HRER if over 50 years old)

☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MR
10/05/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource **GO TO STEP 5**

☒ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows.*

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☒ Project is **not listed:**
GO TO STEP 5

☐ Project **does not conform** to the scopes of work:
GO TO STEP 5

☐ Project involves **4 or more** work descriptions:
GO TO STEP 5

☐ Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

______ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ______

* JwK 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: ______

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: per attached PTR form dated 8/28/2013

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*. ______

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Allison V
Planner's Signature

Date 8/28/2013

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination Exemption from Environmental Review

Case No.: **2012.1262E**
Project Title: 1 Gladeview Way
Zoning: RH-1 (Residential, House, One-Family) District
40-X Height and Bulk District
Block/Lot: 2823A/016
Lot Size: 6,814 square feet
Project Sponsor: Serina Calhoun, Syncopated Architecture
(415) 558-9843
Staff Contact: Kei Zushi – (415) 575-9036
kei.zushi@sfgov.org

PROJECT DESCRIPTION:

The 6,814-square-foot (sf) project site is located on the block bounded by Gladeview Way, Skyview Way, Cityview Way, Knollview Way, and Panorama Drive, immediately west of the Gladeview Way/Skyview Way intersection, in the Twin Peaks neighborhood. The project site contains a 20-foot-tall, 2-story, 1,291-sf single-family residence, which is accessed from Gladeview Way. The lot, encumbered by slopes greater than 20 percent, is a through lot with frontages on both Gladeview Way and Knollview Way. The existing lot is 6,814 sf in size and has the following approximate dimensions: 138 feet on the north side; 60 feet on the east side; 183 feet on the south side; and 40 feet on the west side. The proposed project would subdivide the lot into two lots, resulting in Parcel A (2,677 sf in size) and Parcel B (4,137 sf in size). Parcel B would contain the existing single-family residence. Parcel A would remain vacant; no demolition, construction, or grading activity is proposed at this time.

[continued on next page]

EXEMPT STATUS:

Categorical Exemption, Class 32 (State CEQA Guidelines Section 15332)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Viktoriya Wise for
Sarah B. Jones
Acting Environmental Review Officer

September 5, 2013
Date

cc: Serina Calhoun, Project Sponsor
Delvin Washington, SW Quadrant
Supervisor Norman Yee

Historical Preservation List
Bulletin Board
Virna Byrd, M.D.F.

GOVERNMENT
DOCUMENTS DEPT

SEP 10 2013

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PUBLIC LIBRARY

PROJECT DESCRIPTION (CONTINUED):

The project site and adjacent areas are zoned RH-1 (Residential, House, One-Family) and are located within a 40-X Height and Bulk District. Predominant land uses in the vicinity of the project site include two-story, single-family residences that were built in the 1950s. According to the Planning Department's records, the existing single-family residence on the project site was built in 1956. The general development pattern of the lots along Aquavista Way, Skyview Way, Gladeview Way, Knollview Way, and Starview Way is that these lots contain a single-family residence on the eastern half of the lot, with the western half of the lot undeveloped and covered with trees and vegetation.

REMARKS:

Background

The project sponsor indicates that the most likely future development scenario includes construction of a single-family residence on the new Parcel A. Because development is not currently proposed, specific design details are not known. Although the project sponsor does not currently propose to develop the site, this categorical exemption recognizes that the proposed subdivision could facilitate future development of the new Parcel A that would be created by the proposed subdivision. Therefore, this document analyzes the potential environmental effects that could result from future development of Parcel A.

For the purpose of environmental review, potential future development scenarios include establishment of uses that can be permitted on the new Parcel A in the RH-1 Use District pursuant to Planning Code Sections 209.1 through 209.9. These uses include: 1) the uses principally permitted; and 2) the uses that require conditional use authorization by the Planning Commission.

The uses principally permitted on the new Parcel A include: one-family residence; dwelling for senior citizens (up to two dwelling units); residential care facility for six or fewer persons; child-care facility for 14 or fewer children; open space; and neighborhood agriculture. The uses that would require conditional use authorization by the Planning Commission on the new Parcel A include: dwelling for senior citizens (up to two dwelling units); hospital; residential care facility for seven or more persons; child-care facility for 15 or more children; elementary, secondary, or post-secondary school; religious institution; community clubhouse; open recreation area; greenhouse; and large-scale urban agriculture.

For each of environmental review topic discussed below, the use(s) that are generally considered to result in the greatest impact with respect to the topic are identified and discussed as necessary to address potential impacts from a future development project on the new Parcel A. By analyzing the potential physical impacts associated with development of the new Parcel A, this categorical exemption considers potential foreseeable environmental impacts; however, the proposed project would not result in development of the project site. The maximum development potential, including the maximum footprint, height, and bulk of a future building that can be permitted by the zoning controls, is used for the environmental analysis to provide a conservative (greatest) estimate of impacts that could occur from this future development. Nonetheless, any future proposed development of the project site will require further environmental review and would be subject to subsequent approval by the Planning Department and other departments including the Department of Public Works (DPW) and the Department of Building Inspection (DBI).

The project site is located within a 40-X Height and Bulk District. Based on this and Planning Code Section 261(b)(1)(A), which addresses the maximum building height on sloping lots, the maximum height of the building that would be permitted on the new Parcel A is 40 feet. Based on a conceptual future development plan submitted by the project sponsor at the request of the Planning Department for the purpose of environmental review, the maximum gross square footage of a future building would be approximately 3,930 sf, with the maximum footprint of the building approximately 1,300 sf and a maximum of three stories.[1,2] The number of required off-street parking spaces would be determined based on the future use on the new Parcel A in accordance with Planning Code Section 151. For instance, a minimum of one off-street parking space is required for a new single-family residence in the RH-1 Use District.

Class 32

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects that meet the following conditions:

a) *The project is consistent with applicable general plan designation and policies as well as with applicable zoning designations and regulations.*

The proposed project would be consistent with the San Francisco General Plan and applicable zoning regulations. The project site is not specifically assigned a land use designation in the San Francisco General Plan, similar to many of the residential parcels that are not designated in the General Plan.[3] The proposed project would retain the residential use of the site; therefore the proposed project would not conflict with the General Plan. Planning Code Section 121(a) requires that every newly created lot have and maintain frontage, a minimum of 16 feet in width, on a public street or alley. The new Parcels A and B would have frontage, approximately 40 feet and 58 feet, respectively, in width, on a public street. Per Planning Code Section 121(d), the minimum lot width in the RH-1 Use District is 25 feet. The lot widths of the new Parcels A and B would

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[1] Ashley Turner, Syncopated Architecture. *Email to Kei Zushi, San Francisco Planning Department, Conceptual Structure: 1 Gladeview Way*, June 12, 2013. This email is available for review as part of Case File No. 2012.1262E at 1650 Mission Street, Suite 400, San Francisco, CA.

[2] The Planning Code provides no minimum or maximum side yard setback requirements in the RH-1 Use District. However, the San Francisco Residential Design Guidelines encourage the existing pattern of side spacing, which is the distance between adjacent buildings, to be respected. For the purpose of environmental review for the proposed project, it is assumed that a future building on the new Parcel A would be set back 4 feet from the side property lines. Even if a future building on the new Parcel A were built with no side yard setbacks, the impacts related to future development on the new Parcel A would be the same as described in this categorical exemption. The San Francisco Residential Design Guidelines are available online at: http://www.sf-planning.org/index.aspx?page=1644.

[3] San Francisco Planning Department. *Land Use Index of the General Plan of the City and County of San Francisco*, August 2011. Available online at: http://www.sf-planning.org/ftp/general_plan/Land_Use_Index_August_2011.pdf. Accessed June 27, 2013.

both be approximately 40 feet. Pursuant to Planning Code Section 121(e)(2), the minimum lot size in the RH-1 Use District is 2,500 sf, except that the minimum lot area for any lot having its street frontage entirely within 125 feet of the intersection of two streets that intersect at an angle of not more than 135 degrees shall be 1,750 sf. The new Parcels A and B would be 2,677 sf and 4,137 sf, respectively, in size. Any future development on the new Parcel A would be required to be consistent with all applicable zoning regulations.

In light of the above, the proposed project would be consistent with the San Francisco General Plan as well as the applicable zoning designation and regulations.

b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The 6,814-sf (0.16-acre) project site is located within a fully developed area of San Francisco. The surrounding areas consist predominantly of single-family residences. Thus, the proposed subdivision and future development that could occur on the new Parcel A would be properly characterized as an in-fill development surrounded by urban uses.

c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is within a fully developed urban area, containing an existing single-family residence on the eastern portion of the site and an undeveloped area (backyard) covered with trees and vegetation on the western portion of the site. Based on the Tree Planting and Protection Checklist submitted for this project,[4] there are two existing Significant Trees[5] within 10 feet from the front property line (along Knollview Way) of the new Parcel A, and these are the only Protected Trees[6] on the site and within the adjoining right-of-way. The proposed subdivision would not affect these Significant Trees as the project would not involve any on-site construction activity.

The Tree Planting and Protection Checklist submitted for this project indicates that a future development project would involve construction activities occurring within the dripline of the existing Significant Trees on the new Parcel A and/or removal of one or both of the existing Significant Trees on the new Parcel A. As a result, a Tree Protection Plan would be prepared and submitted to DPW for their review and approval prior to the commencement of any future construction activity. A Tree Protection Plan must: 1) be developed by an International Society of Arboriculture (ISA) Certified Arborist; 2) accompany a written declaration by the project sponsor stating that the protections specified in the Tree Protection Plan will be completely in place prior to the start of any construction, demolition, or grading; and 3) accompany full-size plans clearly showing the location of all Protected Trees and non-Protected Trees. In addition, as part of a future development project on the new Parcel A, two new Street Trees would be required to be planted along the lot frontage on Knollview Way.

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[4] Serina Calhoun, Syncopated Architecture, Project Sponsor. *Tree Planting and Protection Checklist, 1 Gladeview Way*. This document is available for review as part of Case File No. 2012.1262E at 1650 Mission Street, Suite 400, San Francisco, CA.

[5] A "Significant Tree" is a tree that is planted on the subject property (i.e., outside of the public right-of-way) with any portion of its trunk within 10 feet of the public right-of-way that has: a) a diameter at breast height (DBH) in excess of 12 inches; or b) a height in excess of 20 feet; or c) a canopy in excess of 15 feet. Removal of Significant Trees on privately owned property is subject to the requirements for removal of Street Trees. As part of the determination to authorize removal of a Significant Tree, the Director of DPW is required to consider certain factors related to the tree, including (among others) its size, age, species, and visual, cultural, and ecological characteristics (Sections 810A(b) and 810A(c) of San Francisco Public Works Code).

[6] "Protected Trees" include Street Trees, Significant Trees, and Landmark Trees. A "Street Tree" is any tree growing within the public right-of-way (e.g., sidewalk) that is not also a Landmark Tree. A "Landmark Tree" is a tree designated as such by the Board of Supervisors owing to particular age, size, shape, species, location, historical association, visual quality, or other contribution to the City's character.

The California Natural Diversity Database (CNDDB) reports the occurrence of the mission blue butterfly (*Icaricia icarioides missionensis*), beach layia (*Layia carnosa*), rose leptosiphon (*Leptosiphon rosaceus*[7]) at the project site and its vicinity. The mission blue butterfly and beach layia are both a federally listed endangered species.[8,9,10] A Recovery Plan for the mission blue butterfly at Twin Peaks Natural Area has been prepared, and this Recovery Plan is being implemented by the San Francisco Recreation and Park Department (SFRPD) and the U.S. Fish and Wildlife Service (USFWS).[11] The rose leptosiphon is included in the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants on list 1B.1 (*rare, threatened, or endangered in California and elsewhere*).[12] The CNDDB notes that the mission blue butterfly, beach layia, and rose leptosiphon were last observed in the area in 1977, 1904, and 1885, respectively. The project site does not appear to contain grassland habitat with lupines, which are known host plants for the mission blue butterfly, therefore the project site would not likely provide suitable habitat for the mission blue butterfly. In addition, the beach layia and rose leptosiphon are unlikely to occur at the project site because the site appears to lack appropriate habitat. The beach layia is a coastal sand dune plant. The rose leptosiphon occurs in open grasslands and coastal bluffs. Neither of these two plant species would be likely to survive the shading from trees and the competition from invasive plant species on the site.[13] Although no biological surveys of the project site have been conducted, based on review of images of the project site taken from Knollview Way by Google and dated March 2011, the project site does not appear to contain any of these special-status species.[14] The site does not contain any other known rare or endangered plant or animal species, or habitat for such species.

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[7] The name of this plant species has been changed from *Linanthus rosaceus* to *Leptosiphon rosaceus. CNPS. Rare Plant Program, CNPS Inventory Updates - Post 6th Edition*, July 28, 2009. Available online at: http://www.cnps.org/cnps/rareplants/inventory/changes/changes_accepted.php. Accessed July 17, 2013.

[8] "Endangered species" refers to species, subspecies, or distinct population segments that are in danger of extinction throughout all or a significant portion of their range.

[9] USFWS. *Species Profile, Mission Blue butterfly (Icaricia icarioides missionensis).* Available online at: http://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=I00J. Accessed July 17, 2013.

[10] USFWS. *Species Profile, Beach layia (Layia carnosa).* Available online at: http://ecos.fws.gov/speciesProfile/profile/speciesProfile.action?spcode=Q34T. Accessed July 17, 2013.

[11] SFRPD and USFWS. *Recovery Action Plan for the Mission Blue Butterfly (Icaricia icarioides missionensis) at Twin Peaks Natural Area.* Available online at: http://216.121.125.82/docs/FinalRecoveryPlanMissionBlueTwinPeaksMar2.pdf. Accessed July 17, 2013.

[12] CNPS. *Taxon Report, Leptosiphon rosaceus.* Available online at: http://www.calflora.org/cgi-bin/species_query.cgi?where-taxon=Leptosiphon+rosaceus. Accessed July 17, 2013.

[13] Lisa Wayne, San Francisco Recreation and Park Department (SFRPD). *Email to Kei Zushi, San Francisco Planning Department, 1 Gladeview Way,* September 3, 2013. This email is available for review as part of Case File No. 2012.1262E at 1650 Mission Street, Suite 400, San Francisco, CA.

The subject site is located within 300 feet of a possible urban bird refuge. San Francisco Planning Commission Resolution 18406 has established the Standards for Bird-Safe Buildings,[15] which address policies concerning the window treatment, lighting design, and wind generation for certain projects in this area. Any future development on the new Parcel A would be subject to the San Francisco Standards for Bird-Safe Buildings, as well as the federal Migratory Bird Treaty Act (MBTA) and San Francisco Tree Ordinance. As a result, a future development project on the new Parcel A would not conflict with any local policies or ordinances protecting trees and would not result in significant impacts on migratory birds.

The environmental review's primary responsibility is to identify sensitive or legally protected species, as opposed to all species, because impacts on these species can be considered significant under CEQA. CEQA Guidelines Section 15065(a) requires lead agencies to find that a project may have a significant effect on the environment where there is substantial evidence, in light of whole record, that the project has the potential to substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels. None of the above conditions are considered a possible outcome of the proposed subdivision or a future development project on the new Parcel A.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

As the proposed project does not include construction activities, the proposed subdivision in and of itself would not result in a significant effect relating to traffic, noise, air quality, or water quality.

The future use and specific design details for the new Parcel A are not known because development is not currently proposed. However, given the size of the new Parcel A, 2,677 sf, and the uses that can be established on the new Parcel A pursuant to Planning Code Sections 209.1 through 209.9, a future development project on the new Parcel A meeting all applicable zoning controls and development regulations would not be expected to result in a significant impact with respect to traffic, noise, air quality, or water quality, regardless of the use established on the new Parcel A. These development regulations include, but are not limited to, the Noise Ordinance (Article 29 of the Police Code) and Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). Further discussion concerning potential impacts on traffic, noise, air quality, and water quality resulting from a future development project on Parcel A is outlined below.

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[14] Lisa Wayne, San Francisco Recreation and Park Department (SFRPD). *Email to Kei Zushi, San Francisco Planning Department, 1 Gladeview Way*, September 3, 2013. This email is available for review as part of Case File No. 2012.1262E at 1650 Mission Street, Suite 400, San Francisco, CA.

[15] San Francisco Planning Department. *Standards for Bird-Safe Buildings*. Available online at: http://www.sf-planning.org/index.aspx?page=2506. Accessed June 13, 2013.

Traffic

Potential traffic impacts vary depending on the size and nature of uses. While the project sponsor indicates that the most likely future development scenario for the new Parcel A is construction of a single-family residence, other uses that would generate a higher level of traffic volume are permitted pursuant to Planning Code Sections 209.1 through 209.9.

For comparison purposes, a single-family residence with two or more bedrooms would generate approximately 10 daily person trips, while a daycare center, which is generally considered to result in the greatest traffic impacts among the uses permitted pursuant to Planning Code Sections 209.1 through 209.9, would generate approximately 67 daily person trips per 1,000 gross sf of space based on the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002). Using these rates, a daycare center with the maximum allowable floor area on Parcel A, which is 3,930 sf, is estimated to generate approximately 47 p.m. peak hour (generally between 4:30 to 6:30 p.m.) person trips. Some of these trips would be made by walking, riding bicycles, or taking transit while the remainder of the trips would be made by driving automobiles. This change in traffic in the project area as a result of a potential daycare center would be undetectable to most drivers, although it could be noticeable to those immediately adjacent to the project site. The proposed project would add a small increment to the cumulative long-term traffic increase on the local roadway network in the neighborhood and to other land use and development changes in the region. However, the volume of additional trips would not result in considerable contributions to any intersection cumulative impacts.

Off-street parking spaces would be provided in accordance with Planning Code Section 151, which sets the minimum number of required off-street parking spaces depending on the proposed use. For instance, a minimum of one off-street parking space is required for a new single-family residence. For a daycare center with more than 25 children, a minimum of one off-street parking space is required for each 25 children. The location and width of a future driveway and sidewalks along the frontage of the new Parcel A would be subject to review and approval by DPW to ensure safety of the pedestrians and drivers in the area.

Noise

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the Police Code). The ordinance requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 dBA[16] at a distance of 100 feet from the source. Impact tools (jackhammers, hoerammers, impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works or the Director of Building Inspection. Section 2908 of the Ordinance prohibits construction work between 8:00 p.m. and 7:00 a.m., if noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public Works or the Director of Building Inspection. The project must comply with regulations set forth in the Noise Ordinance. The increase in noise and vibration in the project area during project construction would be considered less than significant because it would be temporary, intermittent, and restricted in occurrence and level, as the contractor would be required to comply with the City's Noise Ordinance.

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[16] The dBA, or A-weighted decibel, refers to a scale of noise measurement that approximates the range of sensitivity of the human ear to sounds of different frequencies. On this scale, the normal range of human hearing extends from about 0 dBA to about 140 dBA. A 10-dBA increase in the level of a continuous noise represents a perceived doubling of loudness.

As for the operational noise, a project would generate noise primarily from two sources: (1) increased vehicular traffic generated by project residents and employees and by service and delivery trucks servicing the building; and (2) mechanical building noise. With respect to project-generated traffic, generally traffic must double in volume to produce a noticeable increase in average noise levels. As discussed under the Traffic section above, a daycare center, which is generally considered to result in the greatest traffic impacts among the uses permitted pursuant to Planning Code Sections 209.1 through 209.9, would generate 47 p.m. peak hour (generally between 4:30 to 6:30 p.m.) vehicle trips. Given this, traffic volumes would not double on area streets as a result of a future project on the new Parcel A or expected cumulative traffic growth; therefore, traffic generated by such a future project would not cause a noticeable increase in the ambient noise level in the project vicinity, nor would the project contribute to any potential cumulative traffic noise effects.

A future project on the new Parcel A would include mechanical equipment that could produce operational noise, such as heating and ventilation systems. These operations would be subject to Section 2909 of the Noise Ordinance. This section establishes a noise limit from mechanical sources, such as building equipment, specified as a certain noise level in excess of the ambient noise level at the property line. For noise generated by residential uses, the limit is 5 dBA in excess of ambient levels. Therefore, noise effects related to building operation would not be significant, nor would the building contribute a considerable increment to any cumulative noise impacts from mechanical equipment.

Air Quality

The proposed work could temporarily raise dust levels in the project vicinity. The San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and avoid orders to stop work by DBI. The Ordinance requires that all site preparation work, demolition, or other construction activities within San Francisco that have the potential to create dust or to expose or disturb more than 10 cubic yards or 500 square feet of soil comply with specified dust control measures whether or not the activity requires a permit from DBI. The Director of DBI may waive this requirement for activities on sites less than one half acre that are unlikely to result in any visible wind-blown dust. These regulations and procedures set forth by the San Francisco Building Code would ensure that potential dust-related air quality impacts would be reduced to a level of insignificance. In addition, DBI would also review plans with regard to potential fire hazards.

Based on the above, the proposed project would not result in a significant construction air quality impact.

Water Quality

Given the uses that can be permitted on the new Parcel A pursuant to Planning Code Sections 209.1 through 209.9, a future development project on the new Parcel A would not substantially degrade water quality or contaminate a public water supply. A future project's wastewater and stormwater would flow into the City's combined stormwater and sewer system and would be treated to the standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant, prior to discharge into the Pacific Ocean.

Based on the conceptual future development plan submitted by the project sponsor, the maximum footprint of a future building on the new Parcel A would be approximately 1,300 sf. This means that approximately 1,377 sf (approximately 51 percent of the new Parcel A) could remain as pervious surface. Based on this, it would be possible for a future project on the new Parcel A to be designed so the surface water runoff would not adversely affect adjacent properties. In addition, the California Building Code (CBC) Appendices Section J109.5 prohibits drainage from being directed to flow onto adjacent property or draining onto public sidewalks.[17] Therefore, a future project on the new Parcel A would not result in a significant stormwater impact.

Based on the above, the proposed project would not result in a significant water quality impact.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area, where all public services and facilities are available; no expansion of public services or utilities would be required.

Other Environmental Considerations

Aesthetics

A visual quality/aesthetics analysis is somewhat subjective and considers the project design in relation to the surrounding visual character, heights and building types of surrounding uses, its potential to obstruct scenic views or vistas, and its potential for light and glare. The proposed project's specific building design would be considered to have a significant adverse environmental effect on visual quality only if it would cause a substantial and demonstrable negative change.

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[17] The California Building Code Appendix J was amended for grading in San Francisco and adopted.

As this proposed subdivision does not include construction activities, the proposed subdivision in and of itself would not result in an aesthetic significant impact. The project sponsor has submitted a conceptual site plan showing the maximum footprint of a future single-family residence and conceptual elevations showing the maximum height and bulk of the future single-family residence.[18] Based on the site plan and elevations, a future development project on the new Parcel A would generally be compatible with the existing physical characteristics of the project site vicinity.

A future development project would be visible from some of the adjoining buildings within the project site vicinity. Some reduced or altered private views on private property would be an unavoidable consequence of the proposed project and would be an undesirable change for those individuals affected. Nonetheless, the change in views would not exceed that commonly expected in an urban setting, and the loss of those private views would not constitute a significant impact under CEQA.

In light of the above, the proposed project and future development on the new Parcel A would not result in a significant impact with respect to aesthetics.

Historical Resources

The existing building on the project site, built in 1956, is not considered to be an historic resource for the purposes of CEQA. The project site is not located within an Historic District. The Planning Department has determined that the proposed subdivision and potential future development on the new Parcel A would cause no adverse impacts to known or potential historic resources.[19]

Archeological Resources

As the proposed subdivision does not include soil-disturbing activities, the proposed subdivision in and of itself would not result in a significant impact on archeological resources.

A future development project on the new Parcel A would involve grading and excavation of soils within the site. A geotechnical investigation report[20] prepared for a conceptual development project on the new Parcel A, which includes construction of a single-family residence, notes that bedrock was encountered at a depth of approximately 5 or 6.3 feet below ground surface (bgs). Based on this, the Planning Department's archeologist has determined that that future development on the new Parcel A would not result in a significant impact on archeological resources.[21] Any future development of the project site may require further environmental review and would be subject to subsequent approval by the Planning Department.

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[18] Serina Calhoun, Project Sponsor. *Building Area Plan and Maximum Building Envelope Elevations, 1 Gladeview Way, San Francisco, CA.* These plans are available for review as part of Case File No. 2012.1262E at 1650 Mission Street, Suite 400, San Francisco, CA.

[19] Shelley Caltagirone, San Francisco Planning Department. *Email to Kei Zushi, San Francisco Planning Department, 1 Gladview Way Historic Resource Review,* May 31, 2013. This document is available for review as part of Case File No. 2012.1262E at 1650 Mission Street, Suite 400, San Francisco, CA.

[20] Herzog Geotechnical Consulting Engineers. *Report, Geotechnical Investigation, 1 Gladeview Way, San Francisco, California,* December 19, 2012. This document is available for review as part of Case File No. 2012.1262E at 1650 Mission Street, Suite 400, San Francisco, CA.

[21] San Francisco Planning Department. *Archeological Review Log.*

In light of the above, the proposed project and future development on the new Parcel A would not result in a significant impact on archeological resources.

Geology

As the proposed subdivision does not include construction activities, the proposed subdivision in and of itself would not result in a significant impact on geology.

According to the Planning Department's GIS records, the project site is encumbered by slopes greater than 20 percent and not located within the landslide hazard zone. A geotechnical investigation report[22] has been prepared for a conceptual development project on the new Parcel A, which includes construction of a single-family residence. The subsurface investigation found that construction of a single-family residence is feasible from a geotechnical standpoint, provided that the recommendations presented in the report are incorporated into the project. It was found that the project area is blanketed by a thin layer of relatively weak soils which are subject to settlement under foundation loads, and to gradual downslope creep.

The geotechnical investigation report recommends that the proposed single-family residence be supported on drilled piers and/or spread footings which extend into undisturbed bedrock, and which are designed to resist lateral forces imposed by creeping soils above the bedrock. Drilled piers should be at least 18 inches in diameter and should extend at least 8 feet into bedrock. Spread footings should only be used where level cuts expose bedrock. Spread footings should be at least 16 inches wide, be bottomed at least 12 inches into competent bedrock, and extend at least 12 and 18 inches below lowest adjacent finished grade for one- and two-story structures, respectively. Slabs-on-grade should be either founded on bedrock, or on properly compacted and retained fill founded on bedrock to reduce differential settlements. Alternatively, structural slabs may be designed to span between bedrock supported foundation elements. In addition, the geotechnical investigation found that cuts would expose weak soils and highly fractured weathered bedrock which would be subject to instability. As a result, it will be necessary to shore excavations to provide safe working conditions and to maintain lateral support for adjacent areas. Finally, the excavation work required for a potential future single-family residence would expose areas of relatively hard bedrock which will necessitate the use of heavy-duty, hydraulically-driven excavation equipment. Resistant blocks of hard rock may require hoeramming. Hard drilling or coring will be required to achieve required pier penetrations. (Impact tools including hoerammers must have both intake and exhaust muffled to the satisfaction of the Director of Public Works or the Director of Building Inspection. See the noise discussion above.)

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[22] Herzog Geotechnical Consulting Engineers. *Report, Geotechnical Investigation, 1 Gladeview Way, San Francisco, California,* December 19, 2012. This document is available for review as part of Case File No. 2012.1262E at 1650 Mission Street, Suite 400, San Francisco, CA.

The final building plans would be reviewed by DBI, regardless of the use proposed on the new Parcel A. In reviewing building plans, DBI refers to a variety of information sources to determine existing hazards. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. To ensure compliance with all Building Code provisions regarding structure safety, when DBI reviews the geotechnical report and building plans for a proposed project, they will determine the adequacy of necessary engineering and design features. The above-referenced geotechnical investigation report would be available for use by DBI during its review of building permits for the site. In addition, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed. The DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI's implementation of the Building Code would ensure that there is no damage to structures from potential geologic hazards.

In light of the above, the proposed project and future development on the new Parcel A would not result in a significant impact with respect to geology.

Hazards and Hazardous Materials

As the proposed subdivision does not include soil-disturbing or construction activities, the proposed subdivision in and of itself would not result in a significant impact with respect to hazards or hazardous materials. Future development on the new Parcel A would involve excavation of soils, regardless of the use proposed for the new Parcel A. Future development's potential impacts related to hazards and hazardous materials are addressed below.

Hazardous Soils

The project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code or known to be located on artificial fill, which in San Francisco sometimes contains hazardous soils, and thus the proposed project is not expected to result in significant hazardous materials impacts.

Asbestos

Asbestos is a generic name given to the fibrous variety of six naturally occurring minerals that have been used in commercial products. Breathing high levels of asbestos fibers for a long time can lead to an increased risk of asbestosis, lung cancer, and mesothelioma. Asbestosis is a noncancerous lung disease related to scarring of the lungs. Lung cancer is a relatively common form of cancer, which has been linked to smoking and a variety of occupational exposures. Mesothelioma is a rare cancer of the membranes lining the lungs, chest, and abdominal cavity. Chrysotile is the most common type of asbestos in the United States and the world. Asbestos has been identified in 20 states and mined in 17 states over the past 100 years. It is found in many common rocks.[23]

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[23] USGS. *Some Facts About Asbestos, USGS Fact Sheet FS-012-01*, March 2001. Available online at: http://www.capcoa.org/Docs/noa/%5B12%5D%20USGS%20Facts%20on%20Asbestos.pdf. Accessed June 13, 2013.

The Planning Department's GIS records show that the project site is outside the areas underlain by serpentine rock, a naturally-occurring form of asbestos. Serpentine rock is apple-green to black and is often mottled with light and dark colored areas.[24] Craig Herzog, the geotechnical engineer for this project, has prepared a memo addressing issues related to asbestos.[25] The memo states that, "… Previous geologic mapping by Bonilla (1971) indicates the site to be underlain by metavolcanic (greenstone) bedrock of the Franciscan Assemblage, and the bedrock encountered in the borings consisted of greenstone and chert. No serpentinite bedrock was observed during our investigation. …" There is no information in the Planning Department records that indicates that the project site contains serpentine rock.

Radon Gas

Radon is an odorless, tasteless and invisible gas produced by the decay of naturally occurring uranium in soil and water. Radon in air is ubiquitous. Radon is found in outdoor air and in the indoor air of buildings of all kinds. U.S. EPA recommends homes be fixed if the radon level is 4 pCi/L (picocuries per liter) or more.[26] The entire area in San Francisco is located in an area of "Moderate Potential" with a predicted averaged indoor level between 2 and 4 pCi/L.[27] There is no information in the Planning Department records that indicates that the project site contains a higher-than-average level of radon gas concentration.

The memo prepared by Craig Herzog, which also addresses radon gas, notes that, "… radon exposure through outside air is not considered to be a potential source of danger, while the potential for radon to accumulate within an enclosed interior environment to the point that the concentrations become dangerous is the actual concern. … … In the future, should there be construction on the new lot, the potential for dangerous exposure to radon gas in the home built there would be the same as for any home and the danger would be to the occupants, not the neighbors. …"

In light of the above, the proposed project and future development on the new Parcel A would not result in a significant impact with respect to hazards and hazardous materials.

Shadow

As the proposed subidivision does not include construction activities, the proposed subdivision in and of itself would not result in a significant shadow impact. A future building constructed on the new Parcel A would not exceed 40 feet in height, which is the maximum height limit for the site; therefore a shadow study would not be required per Planning Code Section 295.

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[24] California Geological Survey. *Serpentine California State Rock.* Available online at: http://www.conservation.ca.gov/cgs/information/publications/cgs_notes/note_14/Documents/note_14.pdf. Accessed June 13, 2013.

[25] Craig Herzog, Herzog Geotechnical. *Memo concerning Asbestos and Radon Gas, 1 Gladeview Way.* This document is available for review as part of Case File No. 2012.1262E at 1650 Mission Street, Suite 400, San Francisco, CA.

[26] USEPA. *Why is radon the public health risk that it is?* Available online at: http://www.epa.gov/radon/aboutus.html. Accessed May 10, 2013.

[27] USEPA. *Map of Radon Zones for California.* Available online at: http://www.epa.gov/radon/states/california.html. Accessed May 10, 2013.

A future building on the new Parcel A would shade portions of nearby streets and sidewalks at times within the project vicinity. These new shadows would not exceed levels commonly expected in urban areas, and would be considered a less-than-significant effect under CEQA. The proposed building could cast shadow on nearby private property. Although occupants of nearby properties may regard the increase in shadow as undesirable, the limited increase in shading as a result of the proposed project would not be considered a significant impact under CEQA.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on March 14, 2013 to owners of properties within 300 feet of the project site and to adjacent occupants. A total of 27 members of the public and the Midtown Terrace Home Owners Association submitted their concerns about the project. Their concerns are related to the proposed lot sizes, loss of mature trees, displacement of wildlife, traffic, parking, noise, air quality, fire hazards, stormwater, neighborhood character, view, slope stability, asbestos, radon gas, shadow, and privacy.

The Planning Code sections related to the proposed lot dimensions are addressed on pages 3 and 4 under section a). Loss of mature trees and displacement of wildlife are discussed on pages 4 and 5 under section c). Traffic, parking, noise, air quality, fire hazards, and stormwater are discussed on pages 6 through 9 under section d). Neighborhood character and view are discussed on pages 9 and 10 under the "Aesthetics" section. Slope stability is discussed on pages 11 and 12 under the "Geology" section. Asbestos and radon gas are addressed on pages 12 and 13 under the "Hazards and Hazards Materials" section. Shadow is discussed on page 14 under the "Shadow" section.

In general, privacy issues are social effects and not considered physical environment changes resulting from the proposed project under CEQA. CEQA Guidelines Section 15064(f)(6) provides that evidence of social impacts that do not contribute to or are not caused by physical changes in the environment is not substantial evidence the project may have a significant effect on the environment.

Comments that do not pertain to physical environmental issues and comments on the merits of the proposed project will be considered in the context of project approval or disapproval, independent of the environmental review process. While local concerns or other planning considerations may be grounds for modifying or denying the proposal, in the independent judgment of the Planning Department, there is no substantial evidence that the proposed project could have a significant effect on the environment as addressed in this Categorical Exemption Certificate.

Exempt Status and Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

lot split + Remodel

Property Information/Project Description

PROJECT ADDRESS: 2150 Bush / 51 Wilmot

BLOCK/LOT(S): 0660/012

CASE NO.: 2013.0554 E

PERMIT NO.:

PLANS DATED: 8/06/13

☒ Addition/ Alteration (detailed below)   ☐ Demolition (requires HRER if over 50 years old)   ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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______ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?
Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.
Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

______ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?
Exceptions: Do not check box for stairs, patio, deck and fence work.
Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

______ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?
Exceptions: Do not check box for stairs, patio, deck and fence work.
Geotechnical report will likely be required. File an Environmental Application

______ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?
No exceptions.
File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MP
05/03/15

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ Category A: Known Historical Resource GO TO STEP 5

☐ Category B: Potential Historical Resource (over 50 years of age) GO TO STEP 4

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) GO TO STEP 6

Per GIS databas
Hist Preservation
is the only CEQ
resource tha
requires
addition
review

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

______ 1. **Change of Use and New Construction** (tenant improvements not included).

______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not** listed:
GO TO STEP 5

☒ Project **does not conform** to the scopes of work:
GO TO STEP 5

☐ Project involves **4 or more** work descriptions:
GO TO STEP 5

☐ Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

AV 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: See attached HRER Part II
dated 9/5/2013

*______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated: ______
* Attach Historic Resource Evaluation Report

b. Other, please specify: ______

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Allison Vand
Planner's Signature

9/10/13
Date

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
150 Rivoli St		1284/013
Case No.	Permit No.	Plans Dated
2013.0898E		
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Lift house to add a garage; new rear addition & new rear decks; interior remodel.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*):

The scope of work does not indicate excavation; therefore, per scope of work and the Department's GIS database, the only CEQA resource to be evaluated is Hist Pres.

Monica Pereira

Digitally signed by Monica Pereira
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org
Date: 2013.07.05 12:30:38 -07'00'

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements**. Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work**. A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: PTR Form dated 8/29/2013

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature:	Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.09.10 09:47:01 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date 2013.09.10 09:47:19 -07'00'
	Date: 9/10/2013	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.	

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	8/29/2013

PROJECT INFORMATION:

Planner:	Address:	
Gretchen Hilyard	150 Rivoli Street	
Block/Lot:	Cross Streets:	
1284/013	Shrader and Cole Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.0898E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/26/2013

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

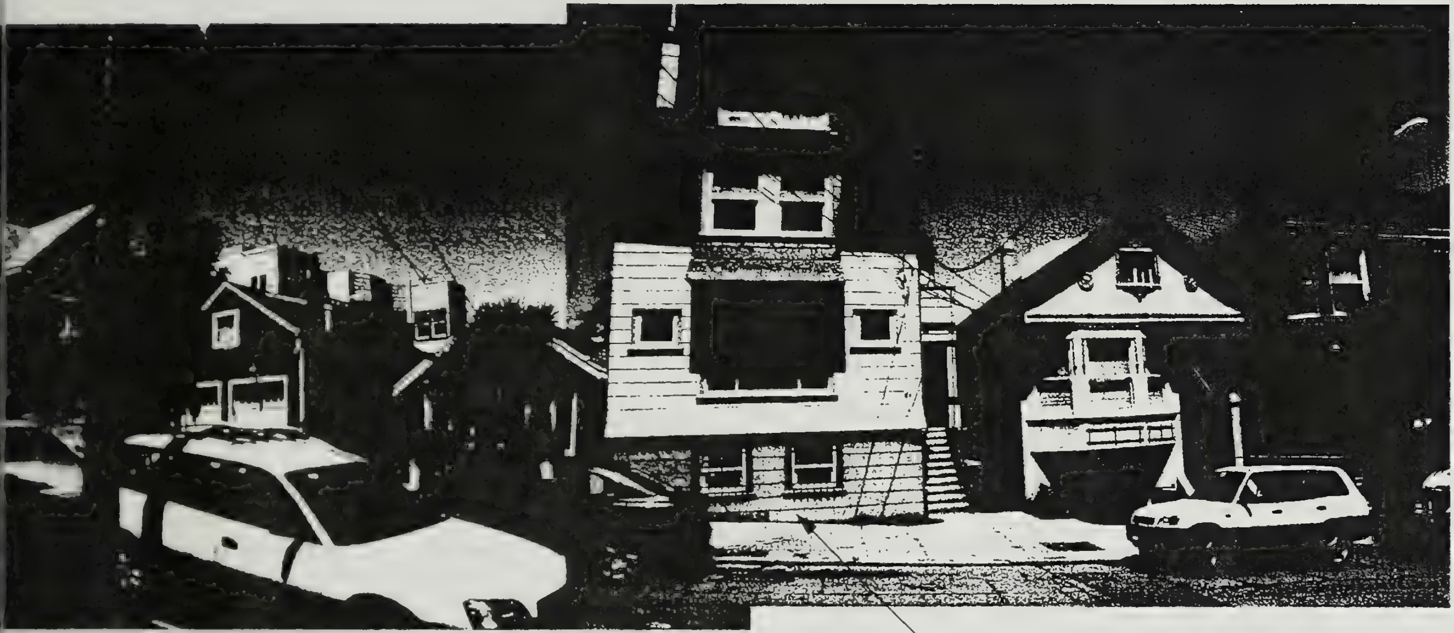
According to the Supplemental Information Form for Historic Resource Evaluation prepared by Ed Soos (dated June 24, 2013), the subject property at 150 Rivoli Street contains a two-story-over-basement wood frame single-family residence designed in a variation of the Craftsman architectural style and constructed in 1908. Permit records and historic photographs indicate that the subject property underwent the following alterations over time: replacement of front steps with terrazzo in 1925, installation of asbestos siding (1939), and replacement of wood-sash windows with aluminum and vinyl sash (unknown date).

The subject property is a an altered example of a variation of the Craftsman architectural style commonly seen in San Francisco in the early 20th century. The building has been stripped of the majority of its architectural features and is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any known historic districts. The subject block exhibits a broad range of construction dates from the 1906-1978. The majority of the building were construction in the early 20th century. Many of the surrounding properties have experienced major facade alterations that have compromised historic integrity. Although a potential historic district (or districts) may exist in the Cole Valley neighborhood, the area in the immediate vicinity of the property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, 150 Rivoli Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imada	9-6-2013



Project site

Existing rear of house

Existing rear of house

Boodman Residence
150 Rivoli St.
San Francisco, CA

studio G+S ARCHITECTS

2223 Fifth Street.
Berkeley, CA 94710
Ph: 510. 548. 7448
Fax: 510. 548. 7441

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

SEP 16 2013

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
225 Santa Ana Avenue		3254/018
Case No.	Permit No.	Plans Dated
2011.0896E	201103172277	
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Raise building 2' to build out existing crawl space.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements**. Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☑	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☑	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Pursuant to Part I preservation review, the department determined the property to be a resource as a contributor to a historic district.

Preservation Planner Signature: michael smith Digitally signed by michael smith

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Michael Smith	**Signature or Stamp:** APPROVED
Date: 9/10/13	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response
PART II ANALYSIS

Date	September 3, 2013 (Part II)
Case No.:	**2011.0896E**
Project Address:	**225 Santa Ana Avenue**
Zoning:	RH-1 (D) [Residential, House, One-Family (Detached)] District 40-X Height and Bulk District
Block/Lot:	3254/018
Staff Contact:	Michael Smith (415) 558-6322 michael.e.smith@sfgov.org

---

PART II: PROJECT EVALUATION

Proposed Project: ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: July 9, 2013 (revision)

Project Description:
The proposal is to the following:

- Raise the building two feet to excavate the crawl space to create additional habitable space within the basement.
- New window openings at the basement level would be added to all elevations.
- The front stairs would be replaced by new concrete stairs in the same location and configuration.
- The garage entrance at the rear of the building would be moved over a few feet and widened.
- A new pedestrian entrance would be added to the south elevation at the basement level.
- A new walkway would be created within the front yard requiring new retaining walls to access the new pedestrian entrance on the south side of the building.

Please note: the project has been evaluated per the demolition calculations set forth Planning Code Section 1005(f) and does not meet the threshold for demolition. If there are modifications to the project these calculations will be reevaluated.

Project Evaluation:
Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon the eligible Balboa Terraces historic district to which the subject building is a contributor. The project is compatible with the eligible district because it:

- Retains the detached nature of the home, which allows for visibility of the side facades;
- The building's L-shaped plan would be retained;
- Maintains the overall one-story building scale and building form;
- The additional building height is minimal and would retain the building's visual relationship to its neighbors;
- Most of the new window openings are located on secondary elevations and are compatible with the character of the building in terms of style, size, and location;
- The new windows on the front elevation are smaller than the primary windows on the main floor above to maintain the hierarchy of windows on the façade. The windows are also compatible with the character of the building in terms of style and materials.
- The new pedestrian entrance is located on a secondary elevation and has been detailed in such a manner that it would not compete with the building's primary entrance;
- The new entry stairs would be located in the same location as the existing stairs and have the same configuration and be constructed with compatible materials;
- The building's gracious front setback would be retained;
- The new walkway and retaining walls within the front yard are desired to provide ADA accessibility to the building and are easily reversible;
- The building's character-defining complex angled roof form would be retained;
- The second floor addition at the southwest corner would match the building's finish materials and would not alter the building's overall height and scale;
- The new widened garage entrance is located on a secondary elevation that is not visible from the street.

Please note that any revisions to the project will require further CEQA review.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 9.6.2013

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Adrian Putra, Planning Department

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	July 26, 2013 (Part I)
Case No.:	**2011.0896E**
Project Address:	**225 Santa Ana Avenue**
Zoning:	RH-1 (D) [Residential, House, One-Family (Detached)] District 40-X Height and Bulk District
Block/Lot:	3254/018
Staff Contact:	Michael Smith (415) 558-6322 michael.e.smith@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

225 Santa Ana Way is located on the east side of the street between Monterey Boulevard and Darien Way in the Balboa Terraces neighborhood. The subject building is located on an approximately 3,846 square-foot lot that measures approximately 40 feet in width, 97 feet in depth, and is located within a RH-1(D) [Residential, House, One-Family (Detached)] Zoning District and a 40-X Height and Bulk District.

The subject property is improved with a single-family dwelling that was constructed in 1921. The building is a one-story over basement, wood-framed, single-family dwelling that is clad in stucco. The building is an example of a Bungalow residence with French Provincial detailing. The residence has an L-shaped plan with garage access from an alley at the rear. The building features a complex sloped roof that is clad in composition shingles, a large front bay window, an elevated and recessed front entry with gracious porch and angled stairs. The property is characterized by a large landscaped front yard that slopes up gently from the sidewalk. The building is clad in stucco.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1921).

Neighborhood Context and Description

Balboa Terrace is characterized by large landscaped lots containing detached single-family dwellings that were constructed between 1920 and 1927 many of which were designed by noted local architect, Harold G. Stoner. Property types in Balboa Terrace include mostly Period Revival designs such as Italian Renaissance, English Cottage, Storybook, Tudor, French Provincial, Spanish Eclectic, and Mediterranean. The buildings vary in size and massing but are a similar scale. Building heights generally range from one-to-two stories with garages located at the rear giving the streetscapes a more unified and clean appearance. Balboa Terrace is bordered by Junipero Serra Boulevard on the west, Monterey Boulevard on the north, San Aleso Avenue on the east, and Ocean Avenue on the south. The neighborhood is not a designated historic district.

Balboa Terrace was originally part of the western edge of Rancho San Miguel until it was purchased by Adolph Sutro. In 1910, after Sutro's death, Balwin & Howell purchased most of Sutro's land north of Ocean Avenue from his heirs in anticipation of the new Twin Peaks Tunnel. The Balboa Terrace Company was established and installed street and utility improvements but resisted selling the subdivision parcel by parcel, instead waiting to find a developer to purchase the subdivision to be developed as a residence park. Balboa Terrace found its buyer, Newell Murdoch, who purchased the subdivision in 1918. Newell Murdoch was already developing nearby Forest Hill and the adjacent neighborhood of St. Francis Wood was also already under development. As a result of World War I, the Newell Murdoch ran into money problems and subsequently left housing development. The subdivision's official plot map was filed in 1920 by John Rosenfelds' Sons Company, represented by the Lang Realty Company. Soon thereafter, Balboa Terrace was purchased by the Hueter Brothers, Oscar and Ernest.

The Hueter Brothers owned the property, Lang Realty acted as sole representatives, and design was done by architect, Harold G. Stoner. Stoner's designs were highly influential in the development of neighborhoods west of Twin Peaks. Born in England in 1890, Stoner immigrated to Canada at the age of 18 and received his architectural education at the University of Saskatchewan. Stoner made his way to the Bay Area in 1915, working for architect George Dixon in Oakland. Stoner became a naturalized U. S. citizen after serving in World War I and shortly thereafter he became the chief architect for Lang Realty in 1921 designing residences in Forest Hill. Stoner designed approximately 60% of the homes in Balboa Terrace.

In 1924, the Hueter Brothers purchased an additional 36 acres located to the east and south of Balboa Terrace, expanding the development to San Aleso Avenue. The original street grid was broken in the extension area, opting instead to provide curvilinear streets that follow the hillside. I

Balboa Terrace was not the first residence park development west of Twin Peaks but it is one of the most realized examples. One of the primary goals of the Balboa Terrace development was to create harmony among buildings which was achieved by developing at the same time a grouping of homes on the same block resulting in a more consistent streetscape. In other residence park developments west of Twin Peaks, parcels were developed in isolation. The consistency within the neighborhood is also the result of the tight time frame during which the neighborhood was developed. Whereas other residence park neighborhoods took decades to build out, suffering from lulls in the economy. The longer development periods resulted in a greater architectural influence from the architecture of the day.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: 1920 - 1927 ☒ Contributor ☐ Non-Contributor

To assist in the evaluation of the subject property, the Project Sponsor has submitted Supplemental Historical Information prepared by Darosa and Associates. Based upon information provided by the consultant and found within the Planning Department's background files, Preservation staff finds that the subject property is not eligible for inclusion on the California Register individually but is a contributor to a potentially eligible historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
Constructed in 1921, the subject property was constructed during the Balboa Terrace'sprimary period of development but it has no specific association with the development period to be considered a significant association. Additional research has not revealed that any significant events occurred on the property that would make it eligible for listing under this Criterion. The collection of properties that comprise Balboa Terrace have not made a significant contribution to residence park type development as the movement was well underway within the Bay Area when the neighborhood was developed. It is therefore determined that the subject property is not individually eligible for the California Register pursuant to Criterion 1 and the neighborhood is not eligible for listing on the California Register under Criterion 1 as a potential historic district.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.
Based upon the Supplemental Information prepared by the consultant, Charles E. Dodd was the first owner of the property. Mr. Dodd was a manufacturing equipment salesman who died in 1936 when title was transferred to his wife, Greta M. Dodd. Ms. Dodd owned and occupies the subject property until 1955. Neither the Dodds, nor six subsequent owners of the property were found to be significant persons in our local, regional, or national past, therefore, the property is not eligible for listing under California Register Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

225 Santa Ana is an example of a residence designed in the French Provincial Revival style. The building was designed by C. A. Hall who is not recognized as a master architect. The building lacks much ornament or detail and as such is an understated example of the French Provincial style. Individually, the building's architecture is not unique. However, the property does contribute to a collection of well and moderately designed buildings that comprise one of the best examples of residence park development in San Francisco with many buildings designed by master architect, Harold Stoner. Though the property was not designed by Stoner it is consistent with the scale, materials, and style of buildings within the neighborhood. Thus, the subject property contributes to a historic district that is potentially eligible for listing under California Register Criterion 3 for its association with a master architect and as a fully realized residence park development.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

225 Santa Ana Avenue generally retains good historic integrity though its original windows appear to have been replaced but in the same or similar configuration. The loss of the original windows is not enough to render it incompatible with the district.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of 225 Santa Ana Avenue that must be retained for the property to convey its historical significance include:

- Stucco exterior

- Raised entry with recessed entry porch
- Complex pitched roof with composition shingles
- Angled front stairs
- Overall one-story building scale
- Detached, L-shaped plan
- Size and location of window openings
- Front bay supported by wooden corbels
- Large landscaped front setback that rises from the sidewalk

CEQA Historic Resource Determination

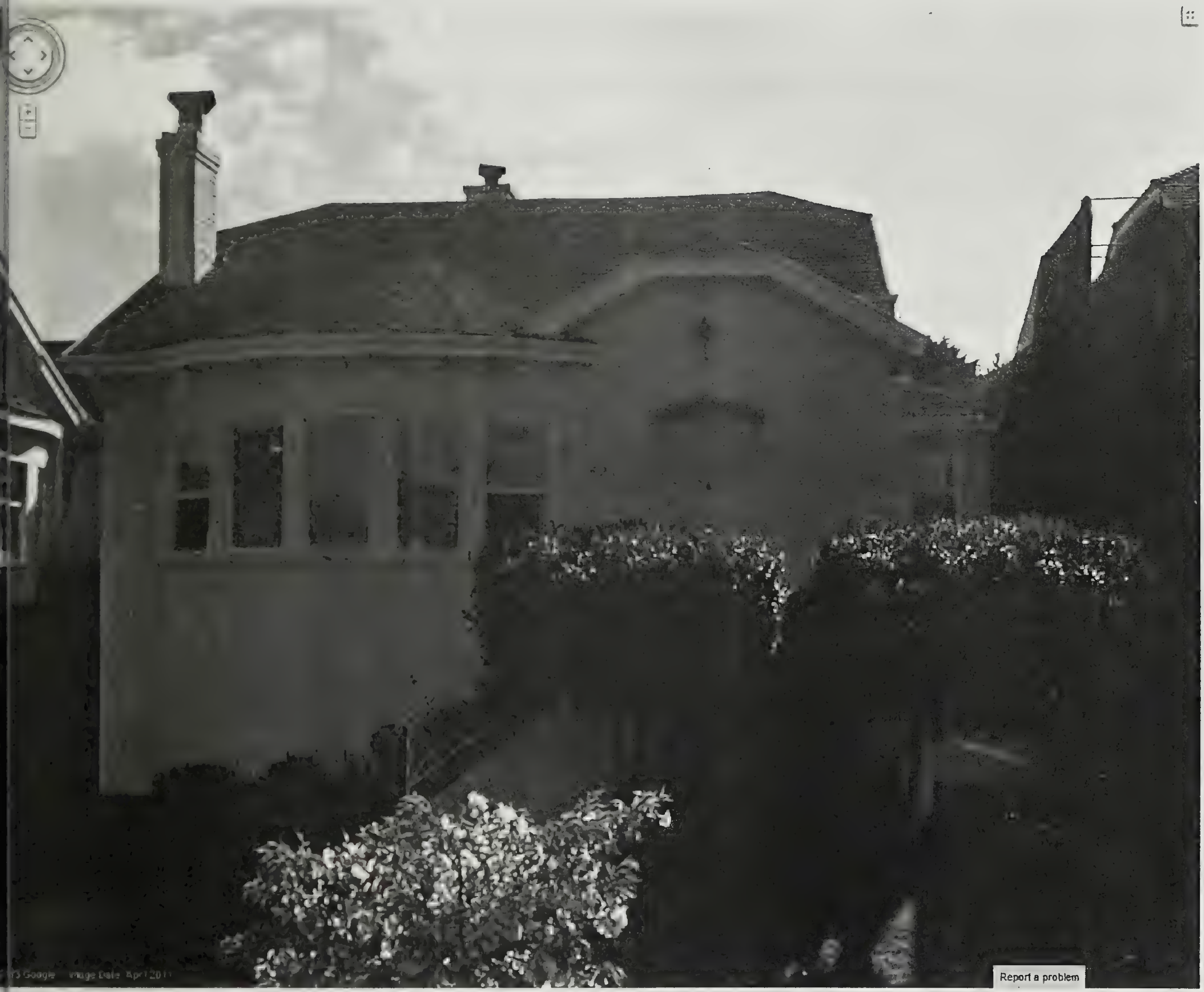
☒ Historical Resource Present
  ☐ Individually-eligible Resource
  ☒ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ________________________ Date: 7-25-2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



Street view of 225 Santa Ana Avenue.

SAN FRANCISCO
PLANNING DEPARTMENT

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DOCUMENTS DEPT
SEP 16 2013
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
723 Lawton St		1930A/004
Case No.	Permit No.	Plans Dated
2013.0928E		05/21/13
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. 350 sft addition; interior remodel; & windows replacement		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*):

Although the Department's database indicates the property is located on a lot with an average slope>20%, the architect provided documentation stating that the area to be disturbed has an average slope of 6% - see signed statement

Monica Pereira

Digitally signed by Monica Pereira
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org
Date: 2013.09.10 14:21:54 -07'00'

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements**. Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Per PTR Form dated 8/29/2013.
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature:	Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.09.10 14:22:39 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.09.10 14:22:56 -07'00'
	Date: 9/10/2013	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.	

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	8/29/2013

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	723 Lawton Street	
Block/Lot:	Cross Streets:	
1930A/004	Funston Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.0928E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	5/21/2013

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Evaluation prepared by Angela Todorova (dated July 9, 2013), the subject property at 723 Lawton Street contains a 2-story-with integral garage, single-family residence designed in the Modern architectural style. The subject property was designed by the MacArthur Building Company at the northern edge of the Golden Gate Heights subdivision in 1952. Golden Gate Heights was first developed by Henry Doelger in the early 1940s, with later blocks developed in the 1950s-1980s. Permit records and visual inspection indicate that very few changes occurred to the subject property over time, limited to window replacement in 1961.

The building is an example of the tract housing built in the Inner Sunset neighborhood in the mid-twentieth century, and is a late and non-distinct example of this common housing type. The building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any identified historic districts. Although the subject block is cohesive as a neighborhood of Modern style single-family tract homes constructed from 1952-1956, the subdivision is a late example of its type. The subject block is not individually distinctive or representative of the themes identified in the "Sunset District Residential Builders, 1925-1950: Historic Context Statement" for tract development such that the area would qualify as a potential historic district.

Therefore, 723 Lawton Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imada	9-6-2013

KLOPF
ARCHITECTURE
www.klopfarchitecture.com
[illegible]

06/04/2013
Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Miss Pereira,

Please see attached a survey for the property on 723 Lawton St. as part of the Environmental Review Application as support information to question 3b (from the Environmental Evaluation Application). We have been advised that the average site slope is greater than 20% and that the need for geotechnical report requirement will be triggered, however the area where the existing house sits and the part of the site that we are adding on to has a slope that is less then 6% (See sheet A 9.7) and we think that the need for geotechnical report would be hopefully irrelevant. The high slope occurs at the last 1/4 of the site which is in the rear setback line and it's all retained soil with built up retaining walls. The area were the existing house sits has been previously graded and flattened out to receive the building. Please see the attached photos, site sections and survey for your consideration on the decision making if the geotechnical report is still needed or the provided materials are satisfactory to your opinion to be able to avoid this requirement.

Sincerely,

Angela Todorova
Klopf Architecture
415-287-0279

LICENSED ARCHITECT
JOHN C. KLOPF
No. C28815
Ren. 12-31-11
STATE OF CALIFORNIA

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
117 Manchester St		5544/017
Case No.	Permit No.	Plans Dated
2013.0904E		
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Addition to a single family home		

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SEP 25 2013

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PUBLIC LIBRARY

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Per GIS database, Historic Preservation is the only CEQA resource that requires additional review. Monica Pereira Digitally signed by Monica Pereira DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org Date: 2013.07.06 11:38:56 -07'00'	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements**. Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 9/4/2013 *(attach HRER)* b. Other *(specify)*:
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Jonathan Lammers Digitally signed by Jonathan Lammers DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Jonathan Lammers, email=Jonathan.Lammers@sfgov.org Date: 2013.09.17 17:12:47 -07'00'	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Jonathan Lammers	**Signature or Stamp:** Jonathan Lammers Digitally signed by Jonathan Lammers DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Jonathan Lammers, email=Jonathan.Lammers@sfgov.org Date. 2013.09.17 17.13.23 -07'00'
	Date: 9/16/2013	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.	

SEAL OF THE CITY AND COUNTY OF SAN FRANCISCO

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 2100 Vallejo ST		BLOCK/LOT(S) 0556/056
CASE NO. 2013.0448E	PERMIT NO.	PLANS DATED 9/23/2013

☒ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

Per GIS database, Hist Pres is the only CEQA resource that requires additional analysis.

04/11/13

CONTINUED ON PAGE 2

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_______ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

_______ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

_______ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

_______ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

04/11/13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ **Category A: Known Historical Resource** GO TO STEP 5

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:**

GO TO STEP 5

☒ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

AV 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: Insert angled bay window on west facade, sill/head height to match existing windows all details compatible with existing fenestration pattern

* ______ 9. **Reclassification of property status to Category C**

a. Per Environmental Evaluation Evaluation, dated: ______

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: ______

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 ______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 AV
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Allison Vanderslice
Planner's Signature

9/23/2013
Date

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
456 27th Street		6580/018	
Case No.	Permit No.	Plans Dated	
2013.0327E		3/11/2013	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Demolition of single family dwelling.

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STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area*)
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine*)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: per PTR form dated 9/13/2013

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Doug Vu	Digitally signed by Doug Vu DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org Date: 2013.09.23 15:36:06 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☐	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Doug Vu	**Signature or Stamp:** Doug Vu Digitally signed by Doug Vu DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org Date: 2013.09.23 15:36:25 -07'00'
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
Exemption from Environmental Review

Case No.:	**2013.1185E**
Project Title:	**283 Cresta Vista Drive**
Zoning:	RH-1(D) (Residential House District, One-Family Detached) 40-X Height and Bulk District
Block/Lot:	2993/091
Lot Size:	5,678 square feet
Project Sponsor:	Bill Guan; Xie Associates (415) 652-3047
Staff Contact:	Erik Jaszewski (415) 575-6813 Erik.Jaszewski@sfgov.org

PROJECT DESCRIPTION:

The project site consists of one lot located along Cresta Vista Drive between Conventry Court and Globe Alley in the West of Twin Peaks neighborhood. The existing lot contains a 27-foot-tall, 2,645-square-foot single-family home built in 1962. The proposed project involves construction of a two-story, approximately 37-foot-tall rear addition to the existing structure, totaling approximately 665 square feet, along the upper elevation of the property.

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1)).

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

September 25, 2013
Date

cc: Bill Guan, Project Sponsor
Michael Smith, Preservation Planner
Supervisor Norman Yee, District 7

Distribution List
Virna Byrd, M.D.F.
Historic Preservation List

PROJECT DESCRIPTION (continued):

The project site is a steep, irregular lot on an average slope of approximately 56 percent. The two-story addition would be constructed along the steep, upward slope behind the existing home. Less than eight feet of excavation would be required to buttress the slope beneath the structure. The existing backyard deck would be removed and a new retaining wall would be constructed along the slope adjacent to the rear addition.

The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by the Department of Building Inspection is the Approval Action.

REMARKS (continued):

Historic Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 283 Cresta Vista Drive is a historic resource as defined by CEQA, and if so, whether the proposed project would cause a substantial adverse change in the significance of the historic resource.

According the Planning Department's Property Information Database, the existing structure was constructed in 1962, classifying it as a potential historic resource. A preservation planner reviewed the project and determined that the existing site is not an historic resource, is not located in a potential historic district, and will not affect any off-site historic resources. As such, the project does not require further historic evaluation. The project, as proposed, would not result in a significant effect to historic resources.

Geology

According to the Planning Department's records, the rear portion of the project site on which the addition is to be constructed is located within a landslide hazard zone on a slope of approximately 56 percent. A Geotechnical Investigation Report was prepared for the proposed project, and the conclusions of that report are summarized below.[1] The report concluded that the project site is suitable for the project as planned, noting that the primary geotechnical consideration is to embed the proposed structure's foundations in the surveyed bedrock.

Two borings were drilled, measuring 2 feet 11 inches and 1 foot respectively, at the site location. The soil and bedrock conditions encountered consisted generally of a surface soil layer of zero to 12 inches of topsoil. This layer was primarily underlain by strong residual soil and very dense fractured chert bedrock. Groundwater was not encountered in either of the borings.

---

[1] Joseph Michelucci, Michelucci & Associates, Inc. Geotechnical Investigation, Proposed Addition to Residence, 283 Cresta Vista Drive San Francisco, California, July 11, 2013. This report is available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.1185E.

The report cites the State Seismic Hazard Zones Map, indicating that a portion of the rear yard slope is in an area that may be susceptible to seismic induced landslide hazards. Conditions observed on the slope did not suggest any evidence that there has been any past movement (deep seated or otherwise) along the rear of the property, and similar performance of the slope is expected in the future.

The Geotechnical Investigation Report concluded that the site is suitable for the proposed development provided the incorporation of the following recommendations: (1) Unsupported cut slopes should not be constructed; (2) Spread footings may be used depending on the minimum depth; (3) The footing should not rely on soil that backfills the existing house retaining wall; (4) Retaining walls should be constructed upon foundations designed in accordance with the report's foundation recommendations; (5) Retaining walls should be designed to resist short-term seismic loading; (6) Adequate subdrainage should be constructed behind retaining walls along with moisture-proofing in areas where moisture migration would be undesirable; (7) The yard wall at the rear of the addition should have two feet of freeboard to catch any small rocks that could come from the slope behind the wall; (8) Any on-grade slabs should be reinforced with steel bars and cast upon firm natural soil, rock, or engineered fill, with moisture retardant material beneath the slabs; (9) The site should be fine-graded to direct waterflow away from the building foundations; and (10) Roof downspouts should be led into tightline disposal pipes that deposit water well away from building foundations into a suitable disposal area.

The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the Department of Building Inspection (DBI) permit review process. DBI would review background information including the Geotechnical Investigation report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards such as landslide hazards and seismic stability of the project site would be addressed through the DBI requirement for a geotechnical or other subsurface report and review of the building permit application pursuant to its implementation of the Building Code.

In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards.

Exemption Class

State CEQA Guidelines Section 15301(e)(1), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of 50 percent of the existing structure's floor area, or 2,500 square feet, whichever is less. The existing 2,625 square foot building would increase by 663 square feet to a total of 3,308 sf; therefore, the project qualifies for exemption from further CEQA review under Class 1.

Summary

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
861 39th Ave		1682/008
Case No.	Permit No.	Plans Dated
2013.1124E		07/08/13
☐ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction

Project description for Planning Department approval.

3rd floor horizontal addition; 2 story w/ deck rear addition; solar power installation. Excavation depth 18 inches for footing to acomodate the 12x15 addition.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*):

Per GIS database, hist pres is the only CEQA resource requiring review.

Monica Pereira

Digitally signed by Monica Pereira
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org
Date: 2013.08.15 10:01:34 -07'00'

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements**. Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☑	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: Based upon historic and current photographs and documentation provided by the applicant, the subject building lacks architectural merit and integrity to be eligible as a historic resource under CEQA. See case number, 2013.1124E.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: tina tam

Digitally signed by tina tam
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,
ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org
Date: 2013.09.26 10:09:43 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Tina Tam	**Signature or Stamp:** tina tam Digitally signed by tina tam DN dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning ou=Current Planning, cn=tina tam, email=tina tam@sfgov org Date: 2013.09.26 10:09:58 -07'00'
Date: 9/26/2013	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
4366 17th St		2646/019
Case No.	Permit No.	Plans Dated
2013.1120E		
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Remodel single family home; expand convert attic to living space. No foundation work is proposed.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Per GIS the project is in 20% avg slope; however, the addition will be constructed on an area already developed. Per project description and plans there will be no excavation or foundation work at the site. Monica Pereira Digitally signed by Monica Pereira DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org Date: 2013.08.15 09:52:02 -07'00'	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☑	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: Based upon historic sanborn maps and documentation provided by the applicant, the subject building does not have architectural merit to be eligible as a historic resource under CEQA. See case file 2013.1120E.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: tina tam Digitally signed by tina tam
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org
Date: 2013.09.26 09:47:10 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Tina Tam	**Signature or Stamp:** tina tam Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date 2013.09.26 09:47:33 -07'00'
Date: 9/26/2013	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
542 Laidley St		6728/014
Case No.	Permit No.	Plans Dated
2013.1118E		
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Remodel single family home; expand building to side property line at all levels; expand at rear; roof mods; exterior siding; window & door upgrades.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☑	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Archeo review was cleared on 08/15/13 by Randall. GIS indicates 20% average slope; however, the sponsor provided a survey showing a 19% avg slope.	Monica Pereira Digitally signed by Monica Pereira DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org Date: 2013.08.18 13:17:01 -07'00'

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☑	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Based upon historic and current photographs and documentation provided by the applicant, the subject building lacks architectural merit and integrity to be eligible as a historic resource under CEQA. See case file, 2013.1118E.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: tina tam Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date: 2013.09.26 09:57:11 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Tina Tam

Date: 9/26/2013

Signature or Stamp: tina tam Digitally signed by tina tam DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=tina tam, email=tina.tam@sfgov.org Date. 2013.09.26 09:57:28 -07'00'

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
382 Texas St		4037/13B
Case No.	Permit No.	Plans Dated
2013.0895E		06/19/13
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Major alteration to structure over 50 years old; interior remodel and expansion into rear and back yards.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): The project is currently Archeo review. Archeo has been cleared by Randall Dean; Hist Pres, CEQA clearance can be issued. Monica Pereira Digitally signed by Monica Pereira DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org Date: 2013.09.24 12:18:41 -07'00'	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 9/23/2013 (attached)

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Allison K. Vanderslice Digitally signed by Allison K. Vanderslice DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org Date: 2013.09.27 12:51:42 -07'00'	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Allison Vanderslice	**Signature or Stamp:** Allison K. Vanderslice Digitally signed by Allison K. Vanderslice DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org Date: 2013.09.27 12:52:13 -07'00'
	Date: 9/27/2013	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.	

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
Exemption from Environmental Review

Case No.:	2012.0605E
Project Title:	300 California Street
Zoning:	C-3-O (Downtown Office) Use District 400-S Height and Bulk District
Block/Lot:	0238/002
Lot Size:	15,097 square feet
Project Sponsor:	John Kevlin — Reuben, Junius & Rose, LLP (415) 567-9000
Staff Contact:	Christopher Espiritu – (415) 575-9022 christopher.espiritu@sfgov.org

PROJECT DESCRIPTION:

The proposed project would include the vertical expansion of an existing office building and the addition of four new stories for office use. The existing building, constructed in 1946, is currently occupied by a 129-foot-tall, eight-story over basement, 133,598 square-foot building currently used for office and ground floor retail. The approximately 15,097-square-foot (sq ft) project site is located in downtown San Francisco, on a block bounded by Halleck Street to the north, Battery Street to the east, Sansome Street to the west, and California Street to the south.

EXEMPT STATUS:

Categorical Exemption, Class 32 (State CEQA Guidelines Section 15332)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Sarah Jones
Environmental Review Officer

November 21, 2013
Date

cc: John Kevlin, Project Sponsor
Distribution List

Supervisor David Chiu, District 3
Virna Byrd, M.D.F
Historic Preservation Distribution List

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DOCUMENTS DEPT

DEC - 3 2013

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PROJECT DESCRIPTION (continued):

Besides the addition of the proposed four new stories (an approximately 85–foot vertical addition) for approximately 58,582 sq ft of new office use, the proposed project would include the removal of the existing rooftop penthouse, renovation of the existing ground-floor lobby, and the addition of approximately 3,844 sq ft of publicly-accessible open space on the new roof-top terrace level. The 77 off-street parking spaces within the existing basement-level garage, one loading space, and the ground-floor retail uses, would remain unchanged by the proposed project. No expansion of the existing building footprint would occur and the proposed project would not introduce any new uses to the project site. The finished office/retail building would be approximately 197 feet tall, 12 stories, and 192,180 sq ft in size.

APPROVALS:

The proposed project is subject to notification under Section 309 and 321 of the Planning Code and a public hearing held by the Planning Commission. Notice of such hearing shall be mailed not less than 10 days prior to the date of the hearing to the project applicant, to property owners immediately adjacent to the site of the application, and to any person who has requested such notice. Approval Action for the proposed project is granted through the Planning Commission, which determines if any additional conditions (and/or exemptions) would be imposed on the approval of a building, site permit application, or Section 309 and Section 321 applications, and the applicant agrees to comply with such conditions.

REMARKS:

In-Fill Development. California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The *San Francisco General Plan*, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not conflict with any such policy. The project site is located within the Downtown-Office (C-3-O) zoning district and a 400-S Height and Bulk district in the Financial District area of Downtown San Francisco. The proposed project would not introduce new uses to the project site and would include the addition of four new stories (an approximately 85–foot vertical addition) for office use. At approximately 197 feet in height, the proposed building would comply with the 400-S height and bulk district. Thus, the proposed project is consistent with all *General Plan* designations and applicable zoning plans and policies.

b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The approximately 0.35-acre (15,097 sq ft) project site is located within a fully developed area of San Francisco. The surrounding uses near the project site office, retail, and other commercial uses. The proposed project, therefore, would be properly characterized as in-fill development of less than five (5) acres, completely surrounded by urban uses.

c) *The project site has no habitat for endangered, rare, or threatened species.*

The project site is within a developed urban area and occupied by existing development, with minimal landscaping, including hedges, ground cover, and street trees. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic. The project site is located within the block surrounded by Halleck Street to the north, Battery Street to the east, Sansome Street to the west, and California Street to the south in the Financial District.

Based on the trip rate for office use in the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review (Guidelines) (October 2002), the proposed office addition would generate an estimated 1,060 average daily person-trips, of which there would be about 90 p.m. peak hour person-trips (generally between 4:00 to 6:00 p.m.). These additional peak hour person-trips would be distributed among various modes of transportation, including 35 automobile person-trips, 43 transit trips, 10 walking trips, and three (3) trips by other means, which include bicycles and motorcycles. This would result in about 21 p.m. peak hour vehicle trips. This change in traffic in the project area as a result of the proposed project would be undetectable to most drivers, although it could be noticeable to those immediately adjacent to the project site. The proposed project would add a small increment to the cumulative long-term traffic increase on the local roadway network in the neighborhood and to other land use and development changes in the region. However, the volume of additional trips would not result in considerable contributions to any intersection cumulative impacts.

Vehicular access would remain unchanged and would continue to be provided through a garage entrance on Halleck Street. There would be adequate on-site queuing space on the existing ramp, within the project site, which would prevent queuing of the additional project-related vehicles accessing the project site along Halleck Street. The effect on traffic flow on nearby streets from vehicles entering and exiting the parking garage would therefore not be substantial.

Parking. The existing on-site building provides approximately 77 vehicle parking spaces, 31 bicycle parking spaces (8 bike lockers and 23 bike racks), and a single loading space, in a basement-level parking garage, which is accessed through an existing garage entrance on Halleck Street. In addition, a single loading space provided within the existing garage would also remain with project development. The proposed project would not include any changes to the existing parking or loading on site.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial shortfall in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a shortfall in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial shortfall in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts cause by congestion), depending on the project and its setting.

The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Polices, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

The parking demand for the new office uses associated with the proposed project was determined based on the methodology presented in the *Transportation Guidelines*. On an average weekday, the additional demand for parking would be 63 spaces. The proposed project would not include any changes to the existing parking garage. Thus, the project would have an unmet parking demand of approximately 63 spaces due to the addition. While the proposed off-street parking spaces would be less than the calculated parking demand anticipated for the project, this parking shortfall would not result in a significant impact in this case. At this location, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces within a reasonable distance of the project vicinity. There is limited on-street parking capacity available near the project site along the California Street frontage and nearby streets such as Sansome Street and Sacramento Street. Off-street parking lots/garages are available within ¼-mile of the project site, such as the 1040 Sacramento Street, 255 3rd Street, and 500 Post Street garages. Additionally, the project site is well served by public transit and bicycle facilities. The project site is well-served by local public transit, including the Muni Metro Historic Streetcar F Line, 18 Muni bus routes (1, 2, 3, 5, 6, 7, 9, 10, 14, 21, 30, 31, 38, 71, 76, 80, 81, and 82), and six Muni Metro lines (J, K, L, M, N, and T). The Embarcadero BART station with access to BART's regional rail lines is approximately ¼-mile distance the project site. Any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays are created.

In summary, the proposed project would not result in a substantial parking shortfall or create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians. Therefore, parking impacts would be less than significant.

Transit, Bicycles, and Pedestrians. The 1 California, 6 Parnassus, 31 Balboa, and 38 Geary Muni bus lines run on the California Street frontage of the project site. An additional 14 Muni bus routes, as well as stops for other regional transit lines, such as Golden Gate Transit, are located within a ¼-mile of the project site. Shared bicycle routes 11, 16, and 50 are also located near the project site and provide connections to other bicycle facilities. Pedestrian circulation is served by built sidewalks and painted crosswalks in the surrounding area. The proposed addition of four new stories for office use would not generate substantial additional trips and thus, would not result in a substantial adverse change in transit, bicycle, or pedestrian conditions in the project vicinity. During project construction, truck traffic and any construction activities may be noticeable and a potential inconvenience to transit users, bicycle riders, and pedestrians in the project vicinity; however, construction-related impacts of a project are generally considered less-than-significant due to their temporary nature and limited duration.

The proposed project would generate a total of approximately 3 p.m. peak hour bicycle trips and 53 pedestrian trips (10 pedestrian walking trips and 43 pedestrian transit trips). The proposed project would therefore not cause a substantial increase in the amount of pedestrian and vehicle conflicts. Sidewalk widths adjacent to and in proximity of the project site are sufficient to allow for the free flow of pedestrian traffic. Pedestrian activity may marginally increase as a result of the proposed project, but not to a degree that could not be accommodated on nearby sidewalks or that would result in safety concerns. Although the proposed project would result in an incremental increase in the number of vehicles in the project vicinity, this increase would not substantially affect bicycle travel and safety in the area.

Loading. The existing building provides a single loading space within the basement-level garage. The proposed project would not include any changes to the existing garage and would continue to provide a single loading space. The loading space is adequate per Planning Code requirements and would accommodate any additional loading demand. Therefore, project-related loading demand would have no significant impacts.

Construction. During the project construction period, construction-related trucks would travel in and out of the site. It is not anticipated that any construction-related lane closure would be required; however, if required, a lane closure permit would be secured to accommodate this work. Lane and sidewalk closures are subject to review and approval by the Department of Public Works (DPW) and the Transportation Advisory Staff Committee (TASC), which consists of representatives from the Fire Department, Police Department, MTA Traffic Engineering Division, and Department of Public Works. TASC provides recommendations to minimize the effects of construction projects on the public right-of-way. TASC review and subsequent compliance of the proposed project with its recommendations would therefore help minimize traffic effects due to any temporary lane closures during project construction. The project construction truck traffic would result in a temporary decrease in the capacities of local streets in the project area due to the slower movement and larger turning radii of project-related construction trucks. Due to its temporary nature and limited duration, project-related construction impacts on traffic would not be considered significant.

Noise. An approximate doubling of traffic volumes in the project area would be necessary to produce an increase in ambient noise levels noticeable to most people. As described above, the proposed project would not cause a doubling in traffic volumes. The project's marginal increase to the existing traffic volumes (see Traffic, p.4), would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by the proposed new use would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

During project construction, all diesel and gasoline-powered engines would be equipped with noise-arresting mufflers. Delivery truck trips and construction equipment would generate noise that that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the City Police Code). Section 2907 of the Police Code requires that noise levels from individual pieces of construction equipment, other than impact tools, not exceed 80 A-weighted decibels (dBA) at a distance of 100 feet from the source. Impact tools (such as jackhammers and impact wrenches) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the Police Code prohibits construction work between 8:00 p.m. and 7:00 a.m. if the construction noise would exceed the ambient noise level by 5 dBA at the project property line, unless a special permit is authorized by the Director of Public Works. Construction noise impacts related to the project would be temporary and intermittent in nature. Considering the above, the proposed project would not result in a significant impact with respect to noise.

Air Quality. In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO2), sulfur dioxide (SO2) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in their CEQA Air Quality Guidelines (May 2011) has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.[1]

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "air pollution hot spots," were identified based on two health-protective criteria: (1) excess cancer risk from the contribution of emissions from all modeled sources greater than 100 per one million population, and/or (2) cumulative PM2.5 concentrations greater than 10 micrograms per cubic meter. Land use projects within these air pollution hot spots require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations.

The proposed project is located within an air pollution hot spot zone. However, the proposed project would not include the addition of new sensitive receptors to the project site. Also, there are no sensitive receptors (residences, schools, medical uses) located in the immediate vicinity of the project site, with the exception of the Chinese Education Center Elementary School located approximately ¼-mile from the project site. The proposed project would include construction activities for the approximately 18-month construction phase. However, given the limited nature and duration of project-related construction, construction emissions would be temporary and variable in nature and would not be expected to expose any nearby sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,[2] which would further reduce any nearby sensitive receptors' exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would result in a less-than-significant impact with respect to exposing sensitive receptors (including the nearby Chinese Education Center Elementary School) to substantial levels of air pollution over extended periods of time.

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[1] Bay Area Air Quality Management District, CEQA Air Quality Guidelines, Updated May 2011. Table 3-1.

[2] California Code of Regulations, Title 13, Division 3, § 2485.

In conclusion, the proposed project would result in less-than-significant air quality impacts.

Water Quality. The proposed project involves the vertical addition of four stories for office use and minor ground-floor lobby renovations. The proposed project would not involve 5,000 square feet or more of the ground surface disturbance; thus the project would not require a Stormwater Control Plan. The project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and stormwater would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and utilities are available. The proposed project would be connected with the City's water, electric, and wastewater services. Prior to receiving a building permit, the project would be reviewed by the City to ensure compliance with City and State fire and building code regulations concerning building standards and fire protection. The proposed project would not result in a substantial increase in intensity of use or demand for utilities or public services that would necessitate any expansion of public utilities or public service facilities.

Other Environmental Concerns

Historic Architectural Resources. The existing building was constructed in 1946 and is not considered as an eligible historic resource. A Historic Resource Evaluation Response (HRER) was prepared by Planning Department staff for the subject property on February 22, 2008.[3] Planning Department staff found that the property at 300 California Street did not qualify for listing in the California Register under any significance criteria and that the building lacked integrity due to additions, renovations, and exterior alterations. A Note to File was issued in June 20, 2013 with Department staff affirming the findings and conclusions of the HRER from 2008.[4] In addition, the project site is not located within a historic or potentially historic district, or adjacent to a historic resource. Therefore, the proposed project would not result in a significant impact to historic resources.

Archeological Resources. The proposed project would include excavation activities of less than 8 feet in depth for seismic strengthening to support the addition of four new floors to the existing office building, as well as the installation of a new elevator pit. Planning Department staff concluded that the proposed project is not expected to cause effects to archeological resources. Thus, no environmental concerns involving cultural resources would be associated with the proposed project and there would be no significant cultural resource impacts due to the project.

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[3] *Historic Resource Evaluation Response for 300 California Street* by Angela Heitter, February 2007. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case File No. 2012.0605E.

[4] *300 California Street Historic Resource Status (Note to File re: Case No. 2012.0605E* by Gretchen Hilyard, Preservation Planner, June 2013. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case File No. 2012.0605E

Geologic and Seismic Hazards. Project construction would include excavation and installation of new footings for seismic strengthening of the existing building. The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Geologic and seismic hazards are considered as part of the Department of Building Inspection (DBI) review process. Background information provided to DBI would provide for the security and stability of the subject building and adjoining properties during construction. Potential damage to structures from geologic hazards on the project site would be addressed through the DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI implementation of the Building Code. In light of the above, no environmental concerns involving geologic and seismic hazards would be associated with the proposed project. Thus, the proposed project would not have any significant adverse impacts related to geologic and seismic hazards.

Wind. Planning Code Section 148 dictates that buildings, and additions to existing buildings within C-3 Districts, shall be shaped, or other wind-baffling measures shall be adopted, so that the developments will not cause ground-level wind currents to exceed, more than 10 percent of the time year round, the comfort level of 11 mph equivalent wind speeds in areas of substantial pedestrian use and seven mph equivalent wind speeds in public seating areas. The proposed project would include the addition of four new floors to an existing eight-story office building. The current height of the existing building at 126 feet would increase to a total of 196 feet after the proposed vertical addition has been constructed. A Pedestrian Wind Study[5] was conducted to assess wind conditions around the project site and determine whether the proposed project would contribute to ground level wind conditions that would exceed comfort or hazard levels established in the Planning Code.

The wind study results showed that wind conditions on the project site were generally low and did not exceed the hazard threshold of 26 mph for both existing and existing plus project conditions. Wind comfort conditions generally remained the same when comparing existing and existing plus project conditions. Finally, a marginal exceedance of the wind comfort criteria was observed at two locations under the existing plus project conditions. However, wind speeds at these locations were estimated from 10 to 12 mph, which was well below the hazard level of 26 mph, as identified in the Planning Code. Thus, no environmental concerns involving wind would be associated with the proposed project and there would be no significant wind impacts due to the proposed project.

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[5] *300 California Street – Pedestrian Wind Study Final Report* (RWDI # 1300791) prepared by RWDI, April 2013. This report is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case File No. 2012.0605E.

Shadow. The proposed project would have a maximum height of approximately 197 feet, representing an increase in built height on the project site of up approximately 85 feet. Section 295 of the Planning Code, adopted in response to Proposition K (passed November 1984) protects certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year round. Planning Code Section 295 restricts net new shadow on public open spaces under the jurisdiction of, or to be acquired by, the Recreation and Park Commission by any structure exceeding 40 feet unless the Planning Commission, in consultation with the Recreation and Park Commission, finds the impact to be less than significant. Therefore, the Planning Department conducted an initial shadow fan analysis to determine the shadow impact, if any, of the proposed project.

The initial shadow fan analysis indicated that the proposed project could potentially cast new shadow on Maritime Plaza and Sue Bierman Park, located within a ¼-mile from the project site and within the jurisdiction of the Recreation and Park Commission. A secondary shadow analysis was reviewed by the Department and concluded that the project would comply with the provisions of Section 295.[6] The Department concurred with the analysis and determined that no net new shadow would be cast upon Maritime Plaza and Sue Bierman Park as a result of project development, since intervening existing development blocks any potential project-related shadow at times when the project would cast shadow on these Recreation and Park Commission properties. CEQA considers shadow impacts on all properties within, as well as outside, the jurisdiction of the Recreation and Park Commission. No net new shadow will be cast on non-Recreation and Park Commission public open spaces. Based on the above discussion, the proposed project would not result in significant new shadow impacts.

Hazards and Hazardous Materials. The proposed project would involve subsurface soils work such as minor excavation (less than 8 feet) for seismic strengthening of the existing building foundations, which would comply with all applicable regulations. Any interior work involving the handling and removal of hazardous building materials, such as asbestos-containing materials and lead-based paint, would comply with federal, state, and local regulations. Thus, no substantial environmental concerns involving hazardous conditions or materials would be associated with the proposed project and no significant hazards and hazardous materials impacts would occur with project development.

Neighborhood Concerns. A "Notification of Project Receiving Environmental Review" was mailed on May 31, 2013, to community organizations, tenants of the affected property, and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. Two members of the public commented on the proposed project and requested to be included in any future mailings/notices and requested receipt of any environmental documents issued for the proposed project.

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[6] Section 295 Determination for 300 California Street, San Francisco, California, August 30, 2013, by Kevin Guy. This document is available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as part of Case File No. 2012.0605E.

CONCLUSION:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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PLANNING DEPARTMENT

MEMO

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DATE: June 20, 2013

TO: Case No. 2012.0605E File

FROM: Gretchen Hilyard, Preservation Planner

RE: 300 California Street Historic Resource Status
(Note to File re: Case No. 2012.0605E)

The proposed project at 300 California Street involves the construction of a seven-story vertical addition to an eight-story building. According to the Preliminary Project Assessment Letter prepared by the Planning Department (dated July 6, 2012), the proposed project should be evaluated to assess potential impacts to a potential historical resource (based on the age of the building, which was constructed in 1946 and is older than 50 years of age).

A Historic Resource Evaluation Response (HRER) was prepared by Planning Department staff for the subject property at 300 California Street on February 22, 2008. The HRER was based on information provided in a Supplemental Information Form for Historic Resource Evaluation prepared by historic preservation consultant Kelley & VerPlanck in 2008. The subject property contains an eight-story-over-basement (plus penthouse) reinforced-concrete commercial office building constructed in 1946. Staff found that the subject property did not qualify for listing in the California Register under any significance criteria and that the building lacked integrity due to additions, renovations and exterior alterations.

No new information has been presented since this evaluation in 2008, which was conducted just within the five year threshold considered for the longevity of survey evaluations. Department staff concurs with the staff analysis and consultant report prepared in 2008 and confirms that the subject property is NOT an eligible historic resource. The building is considered a "Category C" property (Properties Determined Not To Be Historical Resources/ Properties For Which The City Has No Information Indicating That The Property is an Historical Resource) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Signature: ______________________ Date: 6-27-2013

Tina Tam, *Senior Preservation Planner*

cc: Chris Espiritu, Environmental Planner

GH: G:\Documents\HRER\300 California\2012.0605E_300 California_Memo to File_2013-06-20.doc

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Historic Resource Evaluation Response

MEA Planner: Tim Blomgren
Project Address: 300 California Street
Block/Lot: 0238/002
Case No.: 2007.1248E
Date of Review: February 22, 2008
Planning Dept. Reviewer: Angela Heitter
(415) 558-6602 | angela.heitter@sfgov.org

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☒ Addition

PROJECT DESCRIPTION

300 California Street currently contains an eight-story-over-basement-plus-penthouse reinforced-concrete commercial office building constructed in 1946. The existing building is approximately 112 feet, excluding the mechanical penthouse, and contains 133,600 gross square feet (gsf). There are 77 off-street parking spaces in the below-grade parking garage.

The project proposes a vertical addition of four stories of office use, with no change to the existing office, retail, and parking uses. The proposed mixed-use building would contain a total of approximately 195,200 gsf, with office use comprising of 168,861 gsf; ground floor commercial area of 11,412 gsf; 3,945 gsf of storage; and 10,980 gsf of below-grade parking garage accessible from Halleck Street. The project will not provide any new additional off-street parking spaces.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building has not been a part of any adopted survey, nor do any historic ratings exist.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the northwest corner of California and Battery Streets in the Financial District of Downtown. The subject property is within a C-3-O (Downtown Office) zoning district and a 400-S height and bulk district. The project site consists of a 15,097 square-foot rectangular shapped lot bounded by Halleck Street to the north, Battery Street to the east, California Street to the south and the 22-story Union Bank office building to the west.

The Financial District has been in a constant state of change since the 1850s. Up through the 1880s, the area quickly recognized itself as the site for legal services, real estate interests, and stock and insurance brokers. After 1888 the district began to expand vertically by the advent of earthquake-resistant steel frame. The triangle created by Montgomery and California with Market Street defined one of the country's most compact clusters of skyscrapers through the 1970s and 1980s, to which the subject building sits adjacent. Visual continuity is mixed in terms of age, style and materials, however, there is a strong pattern of massing among the blocks.

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1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Based on the criteria, 300 California Street is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district or district expansion.

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2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☒ Lacks	**Setting:**	☐ Retains	☒ Lacks
Association:	☐ Retains	☒ Lacks	**Feeling:**	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	**Materials:**	☐ Retains	☒ Lacks
Workmanship:	☐ Retains	☒ Lacks			

Although the existing eight-story building was built in 1946, to which an addition is proposed, the building lacks historic integrity due to the additions, renovations, and exterior alteration performed to the exterior ornamentation, windows, and façade facing materials as documented in the Supplemental Information Form prepared by Kelley & VerPlanck.

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3. **Determination** **Whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present *(Go to 6. below)* ☐ Historical Resource Present *(Continue to 4.)*

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4. **If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).**

☐ The project appears to meet the Secretary of the Interior's Standards. *(Go to 6. below)*
Optional: ☐ See attached explanation of how the project meets standards.

☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. *(Continue to 5. if the project is an alteration)*

5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.**

6. **Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.**

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed building will have not have an adverse effect on the Financial District. The overall compatibility of the proposed addition represents the general materials, features, height, scale, proportion, and massing found in the immediate area without creating false historicism, but is representative of its time.

PRESERVATION COORDINATOR REVIEW

Signature: ______________________ Date: 2-25-08

Mark Luellen, *Preservation Coordinator*

cc: Sonya Banks, *Recording Secretary*, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File
Jim Miller / Neighborhood Planning- Northeast Quadrant

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Certificate of Determination
Exemption from Environmental Review

Case No.:	2013.1175E
Project Title:	Free Wi-Fi Service in 31 City Parks and Recreation Centers
Zoning:	RC-4 Residential-Commercial Districts, High Density (Tenderloin Recreation Center); P– Public (All others)
Project Sponsor:	Taylor Emerson, San Francisco Recreation and Parks Department, (415) 215-2647, Taylor.Emerson@sfgov.org
Staff Contact:	Heidi Kline – (415) 575-9043, Heidi.Kline@sfgov.org

PROJECT DESCRIPTION:

The proposed project includes the installation of a wireless Internet transmission system (Wi-Fi) in 31 City parks and recreation centers that would provide free public Wi-Fi service in those areas. The equipment for the Wi-Fi system would be installed at City-owned buildings and on non-historic light poles in and adjacent to the parks and recreation facilities. (continued on next page)

EXEMPT STATUS:

Categorical Exemption, Class 3 (California Environmental Quality Act (CEQA) Guidelines Section 15303(d).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah Jones
Environmental Review Officer

November 21, 2013
Date

CC: Supervisor Mark Farrell, District 2
Virna Byrd, MDF

Taylor Emerson, RPD
Historic Preservation List

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PROJECT DESCRIPTION (continued):

The project is a public program being coordinated by the Department of Technology (DT) and the Recreation and Parks Department (RPD) and funded by Google. The WiFi network would be installed and maintained by DT and the technology consortium San Francisco Citizens Initiative for Technology and Innovation (sf.citi).

In order to provide the free WiFi service, wireless transmission components would need to be installed at each of the 31 park and recreation center locations. These components are comprised of wireless routers, bridges, and NEMA boxes[1] attached to non-historic light poles to serve exterior areas in the parks and recreation centers, along with routers inside recreation center buildings to provide Wi-Fi service inside the buildings. At sites without existing Internet access, fiber optic cable and power would be supplied from existing traffic controller boxes. In cases where fiber is not available at the site or at a proximate traffic controller box, an approximately wireless bridge on a 3-foot-high freestanding tripod would be placed on the roof in a non-visible location behind the parapet. The Wi-Fi equipment ranges in size with the largest piece of equipment being an 18″ by 16″ by 8″ wireless bridge.

Equipment will not be attached to the façades or parapets of known or potential historic buildings, nor be located on a roof in such a manner as to be visible from adjacent property or public rights-of-way. Neither will equipment be attached to lights poles designated as known or potential historic resources.

The proposed Wi-Fi service would be provided at the following park and recreation center locations:

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[1] A NEMA box is a weatherproof enclosure for electronic devices and electrical connections.

Block/ Lot	*Name of Park/Recreation Center*	*Block/ Lot*	*Name of Park/Recreation Center*
0799/001	Alamo Square	0759/001	Margaret S. Hayward Playground
3179/011	Balboa Park	0900/003	Marina Green
5707/027	Bernal Heights Recreation Center	7068/001	Minnie and Lovie Ward Recreation Center
0332/209	Boeddeker Park	3586/001	Mission Dolores Park
0213/001	Chinese Recreation Center	3612/003	Mission Recreation Center
0788/001	Civic Center Plaza	5930/001	Palega Recreation Center
2615/002	Corona Heights/ Randall Museum	0209/017	Portsmouth Square
6284A/001	Crocker Amazon Playground	1415/004	Richmond Recreation Center
0876/001	Duboce Park	5801/002	St. Mary's Recreation Center
2694/002	Eureka Valley Recreation Center	0258/003	St. Mary's Square
3731/010	Gene Friend Recreation Center	0202/020	Sue Bierman Park
0703/002	Hamilton Recreation Center	3064/051	Sunnyside Playground
0245/002	Huntington Park	1915/001	Sunset Playground
5310/001	Joseph Lee Recreation Center	0322/006	Tenderloin Children's Recreation Center
0233/035	Justin Herman Plaza	6638/007	Upper Noe Recreation Center
		0102/001	Washington Square

APPROVAL ACTION:

The project is subject to review and approval by the San Francisco Recreation and Parks Commission.

REMARKS:

Historic Resource. An historic resource evaluation response (HRER)[2] was completed by Preservation Planning staff that identified which parks and recreation centers were determined to be historic resources, or within an historic district, for purposes of CEQA and then, evaluated whether the proposed project would have a significant impact on those historic resources. The following parks and recreation centers were evaluated as historic resources for purposes of determining whether the proposed project would have a significant adverse impact:

Category A Properties:

The following park properties have been previously evaluated and found to be eligible for listing in the California Register of Historic Places. These landscapes and buildings are considered "Category A" properties (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

- Alamo Square (Article 10 Designation)

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[2] Caltagirone, Shelley, *Historic Resource Evaluation Response*, November 14, 2013. Available for review as part of Case File No. 2013.1175E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

- Civic Center Plaza (Article 10 Designation)
- Duboce Park/Harvey Milk Arts Center (Article 10 Designation)
- Mission Dolores Park (HRER Case No. 2011.1355E)
- Palega Recreation Center (HRER Case No. 2010.0828E)
- Washington Square (Article 10 Designation)

Category B Properties:
The following park properties are not included in any historic resource surveys or listed in any local, state or national registries. These landscapes and buildings are considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to their age (constructed prior to 1963) or their listing in informational surveys. Because the original construction dates for some public parks were not readily available or verifiable, the Department has assumed that they are over 50 years in age and reviewed those as "Category B" properties as well.

- Balboa Park (constructed 1960)
- Bernal Heights Recreation Center (constructed 1955)
- Corona Heights/Randall Museum (constructed 1951)
- Crocker Amazon Playground (constructed 1957)
- Huntington Park (constructed 1915)
- Marina Green (constructed 1915?)
- Portsmouth Square (constructed 1840s)
- Saint Mary's Recreation Center (constructed 1957)
- Saint Mary's Square (construction date unknown)
- Sunnyside Playground (construction date unknown)
- Sunset Playground (constructed 1950)

All other parks and recreation centers were either affirmatively determined not to be historical resources due to their age (less than 50 years of age) or are properties for which the City has no information indicating that the property qualifies as an historical resource.

Detailed review of the proposed project determined that installation and use of project components would meet the Secretary of the Interior Standards for Rehabilitation 9 and 10 and, therefore, would not cause a significant adverse impact to any historic resources. Those standards are as follows:

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Within the known historic districts, no equipment would be attached to character-defining features and the placement of the equipment would not impair the district's ability to convey its significance. The scale of the equipment is so small relative to the size of the parks and plazas, that there would be minimal visual impact to the character or setting of the places. The equipment is also removable and would not cause any permanent change to the landscapes or buildings. Furthermore, no equipment is proposed to be installed on any identified individual historic buildings. Only two buildings over the age of 50 are proposed to have equipment installed at the exterior – the Randall Museum and Saint Mary's Recreation Center. In both instances, the equipment would be installed on the roof and placed so that it would be minimally visible from the ground. Lastly, the proposed equipment would be able to be removed in the future without impairing the essential form and integrity of the existing or potential historic resources andwould be completed in a manner that would allow it to be completely removed without affecting the essential form or integrity of the resource.

For these reasons, the proposed equipment installation would not directly or indirectly affect known or potential historic resources in a manner that is considered a significant impact.

Exemption Class. Under CEQA State Guidelines Section 15303(d), or Class 3, small, new equipment and facilities in small structures are exempt from environmental review provided that the project is not located in an environmentally sensitive area; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway. The proposed project would include the installation of small wireless equipment in existing parks and recreation centers to enable public wireless communications. Therefore, the proposed project would be exempt from environmental review under Class 3.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. As described above, the proposed project would not have significant historical resource impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

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Historic Resource Evaluation Response

Environmental Planner: Heidi Kline
(415) 575-9043
heidi.kline@sfgov.org
Preservation Planner: Shelley Caltagirone
(415) 558-6625
shelley.caltagirone@sfgov.org

Project Address: **Public Parks Wi-Fi Installation (31 Locations)**
Block/Lot: Various Blocks and Lots
Case No.: **2013.1175E**

Date of Review: November 14, 2013

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The Wi-Fi Installation Project involves installations in 31 public parks throughout the City and County of San Francisco. These public parks are:

1. Alamo Square
2. Balboa Park
3. Bernal Heights Recreation Center
4. Boeddeker Park
5. Chinese Recreation Center
6. Civic Center Plaza
7. Corona Heights/Randall Museum
8. Crocker Amazon Playground
9. Duboce Park/Harvey Milk Arts Center
10. Eureka Valley Recreation Center
11. Gene Friend Recreation Center/SOMA
12. Hamilton Recreation Center
13. Huntington Park
14. Joseph Lee Recreation Center
15. Justin Herman Plaza
16. Margaret S. Hayward Playground
17. Marina Green
18. Minnie & Lovie Ward Recreation Center
19. Mission Dolores Park
20. Mission Recreation Center
21. Palega Recreation Center
22. Portsmouth Square

23. Richmond Recreation Center
24. Saint Mary's Recreation Center
25. Saint Mary's Square
26. Sue Bierman Park
27. Sunnyside Playground
28. Sunset Playground
29. Tenderloin Children's Recreation Center
30. Upper Noe Recreation Center
31. Washington Square

Pre-Existing Historic Rating / Survey

Category A Properties:

The following park properties have been previously evaluated and found to be eligible for listing in the California Register of Historic Places. These landscapes and buildings are considered "Category A" properties (Known Historical Resources) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

- Alamo Square (Article 10 Designation)
- Civic Center Plaza (Article 10 Designation)
- Duboce Park/Harvey Milk Arts Center (Article 10 Designation)
- Mission Dolores Park (HRER Case No. 2011.1355E)
- Palega Recreation Center (HRER Case No. 2010.0828E)
- Washington Square (Article 10 Designation)

Category B Properties:

The following park properties are not included in any historic resource surveys or listed in any local, state or national registries. These landscapes and buildings are considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to their age (constructed prior to 1963) or their listing in informational surveys. Because the original construction dates for some public parks were not readily available or verifiable, the Department has assumed that they are over 50 years in age and reviewed those as "Category B" properties as well.

- Balboa Park (constructed 1960)
- Bernal Heights Recreation Center (constructed 1955)
- Corona Heights/Randall Museum (constructed 1951)
- Crocker Amazon Playground (constructed 1957)
- Huntington Park (constructed 1915)
- Marina Green (constructed 1915?)
- Portsmouth Square (constructed 1840s)
- Saint Mary's Recreation Center (constructed 1957)
- Saint Mary's Square (construction date unknown)
- Sunnyside Playground (construction date unknown)
- Sunset Playground (constructed 1950)

Category C Properties:
The following four (4) properties have either been affirmatively determined not to be historical resources due to their age (less than 50 years of age) or are properties for which the City has no information indicating that the property qualifies as an historical resource.

- Boeddeker Park (constructed 1978-1985)
- Chinese Recreation Center (constructed 2012)
- Eureka Valley Recreation Center (constructed 2006)
- Gene Friend Recreation Center/SOMA (constructed 1989)
- Hamilton Recreation Center (constructed 2010)
- Joseph Lee Recreation Center (constructed 2008)
- Justin Herman Plaza (constructed 1972)
- Margaret S. Hayward Playground (HRER Case No. 2011.1359E)
- Minnie & Lovie Ward Recreation Center (constructed 2006)
- Mission Recreation Center (constructed 2000)
- Richmond Recreation Center (constructed 2000)
- Sue Bierman Park (constructed 2001)
- Tenderloin Children's Recreation Center (constructed 1995)
- Upper Noe Recreation Center (constructed 2007)

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

The proposed project would affect several public parks that are located within historic districts listed on local, state or federal historic resource registries, including:

- Alamo Square Historic District
- Civic Center Historic District
- Duboce Park Historic District

Based on the submitted locations maps, it is possible that new equipment will be located in undocumented, potential historic districts. It is also possible that new equipment will be located in close proximity to buildings and sites that have been individually designated as local, state, or national landmarks or that have not yet been documented, but may be individually eligible for listing in local, state, or national registers.

CEQA Historic Resource Determination

☒ Historical Resource Present

PART II: PROJECT EVALUATION

Proposed Project ☐ **Demolition** ☒ **Alteration**

Project Description

The proposed project is to provide free wireless internet access, Wi-Fi, to 31 public parks and plazas across the City. The project requires installation of Wi-Fi equipment on light poles, inside existing traffic controller boxes, and on rooftops out of public view. The equipment, which is removable, includes access points, wireless bridges, and NEMA boxes in various configurations. At sites with no buildings, whenever possible, internet fiber and power will be pulled through an existing traffic controller box. This method will minimize alteration of the environment. If not available, then a NEMA box will be connected to a light pole to be connected to fiber via minor trenching of existing, previously disturbed hardscape. Equipment will not be attached to the façades or parapets of known or potential historic buildings, nor be located on a roof in such a manner as to be visible from adjacent property or public rights-of-way. Neither will equipment be attached to lights poles designated as known or potential historic resources. The Wi-Fi equipment ranges in size, but the largest equipment would be 18" x16" x 8".

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project meets the Secretary of the Interior Standards and, therefore, will not cause a significant adverse impact to any historic resources. Based on information submitted by the project sponsor, it appears that the installation of the Wi-Fi equipment will conform to Standards 9 and 10 specifically. Within the known historic districts, no equipment will be attached to character-defining features and the placement of the equipment will not impair the district's ability to convey its significance. The scale of the equipment is so small relative to the size of the parks and plazas, that there will be minimal visual impact to the character or setting of the places. The equipment is also removable and will cause no permanent change to the landscapes or buildings. Furthermore, no equipment is proposed to be installed on any identified individual historic buildings. Only two buildings over the age of 50 are proposed to have equipment installed at the exterior – the Randall Museum and Saint Mary's

Recreation Center. In both instances, the equipment will be installed at the roof and will be placed so that it is minimally visible from the ground. Lastly, the proposed equipment may be removed in the future without impairing the essential form and integrity of the existing or potential historic resources. The proposed project calls for the installation of equipment in a manner that will allow it to be completely removed without affecting the essential form or integrity of the resource.

For these reasons, it does not appear that the proposed equipment installation will impact either directly or indirectly known or potential historic resources in a manner that is considered a significant impact.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 11-20-2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
116 Wawona St		2930/003
Case No.	Permit No.	Plans Dated
2013.1208E		08/26/13
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Develop attic area by adding a gabled dormer.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

<table>
<tr><td>☐</td><td>Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)</i></td></tr>
<tr><td>☐</td><td>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i></td></tr>
<tr><td>☐</td><td>Slope = or > 20%: : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</td></tr>
<tr><td>☐</td><td>Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</td></tr>
<tr><td>☐</td><td>Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required</td></tr>
<tr><td>☐</td><td>Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)</i></td></tr>
<tr><td colspan="2">If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required.</td></tr>
<tr><td>☐</td><td>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</td></tr>
<tr><td colspan="2">Comments and Planner Signature (<i>optional</i>):
Per GIS database, Historic Preservation is the only CEQA resource that requires additional review.
Monica Pereira
Digitally signed by Monica Pereira DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org Date: 2013.08.29 09:29:30 -07'00'</td></tr>
</table>

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: Per PTR dated 11/20/2013

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☒ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Allison Vanderslice	**Signature or Stamp:** Allison Vand.
Date: 11/22/2013	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	11/20/2013	**Date of Form Completion**	11/20/2013

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	116 Wawona Street	
Block/Lot:	Cross Streets:	
2930/003	Ulloa and Vicente	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.1208E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	26 Aug 2013

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:			
Historic Resource Present	● Yes	○ No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ● Yes ○ No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance: 1916-1928
	○ Contributor ● Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

116 Wawona Street is a single-family residence constructed in 1923 on the west side of Wawona Street in the West Portal neighborhood of the West of Twin Peaks area. This one-story-over-garage building is topped with a hipped roof and the facade features a wide square bay. The primary entrance consists of a recessed entry porch setback along the north side of the house and is access by a flight of straight stairs. Review of the permit history shows that the garage was widened and the square bay was added in the 1950s.

A Historic Resource Evaluation Response for 76 Madrone Avenue (Case # 2012.0997E) dated January 29, 2013 previously determined this area to be an eligible historical district. This eligible historic district is significant under Criterion 3 as an early example of a middle-class residential park community in San Francisco designed by master builder Fernando Nelson. The boundaries of the original subdivision area consist of Taraval Street to the north, West Portal and Wawona Street to the east, and the eastern face of Forest Side Avenue, 14th Street, to Wawona Street and 15th Street to the west. Due to alterations to the facade, particularly the addition of the square bay, the subject property does not retain the character-defining features of the district and is found to be a non-contributor.

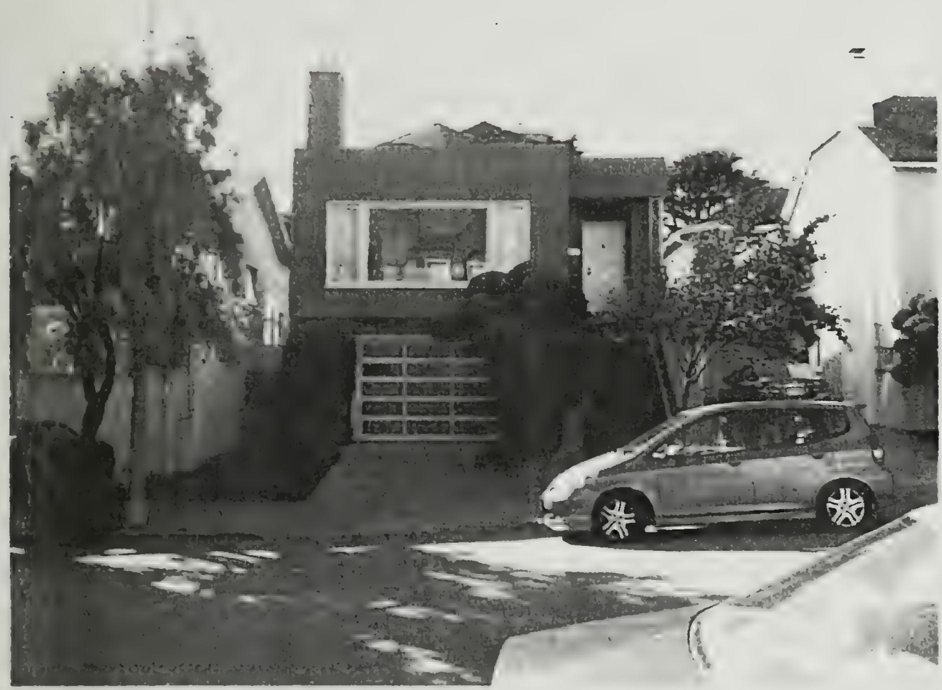
Based on a review of the Supplemental Information for Historic Resource Determination form for the subject property and additional research by Department staff, the subject property is not individually eligible. Constructed in the early 1920s, the subject property was not one of the early properties in the West Portal neighborhood and is not significant under Criterion 1. The subject building is not eligible Criterion 2, as the research shows that the building is not associated with any identified significant individuals. The subject building does not appear to be eligible under Criterion 3. This residence was constructed by local and prolific builder, Meyer Bros, and designed by local architects John H. Power and John H. Ahnden. However, due to alterations, the subject property is not a significant example of the work of either the builder or the architect. The building is not a significant example of a type or period. The subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Smada	11-20-2013

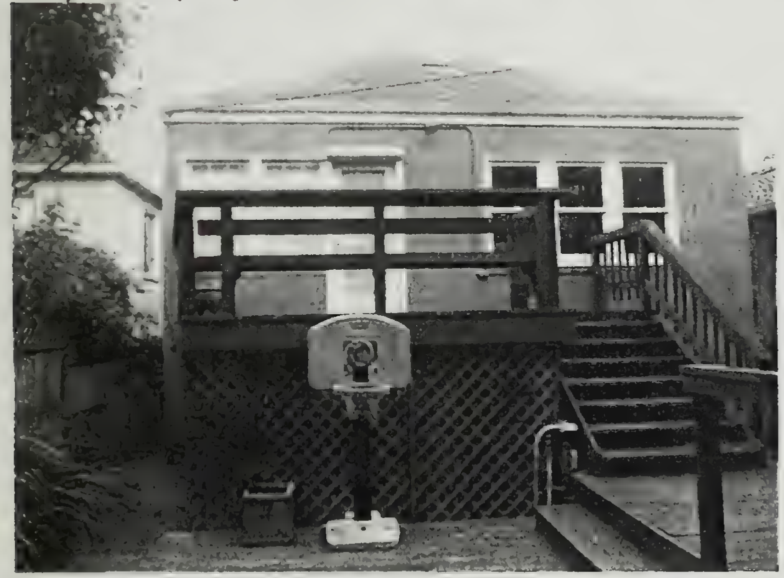
Architecture San Francisco

"We're in your neighborhood."
CMDarchitecture.com

Photos of Lau Thurber Residence
116 Wawona Street, San Francisco



Subject Property: Street view



Subject Property: Rear yard view

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2551 Greenwich St		0944/021
Case No.	Permit No.	Plans Dated
2013.1147E		06/27/13
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. 3rd floor addition - with no foundation work.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): GIS database indicates the lot has slope>20%; however, the addition is within the existing building footprint and <1000sft. Also there will be no foundation work involved. Monica Pereira Digitally signed by Monica Pereira DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org Date: 2013.08.16 13:36:43 -07'00'	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Per PTR dated 11/12/2013

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Allison Vanderslice	**Signature or Stamp:** Allison K. Vanderslice Digitally signed by Allison K. Vanderslice DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org Date: 2013.11.22 10:23:51 -08'00'
	Date: 11/22/2013	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.	

SAN FRANCISCO
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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	11/12/2013	**Date of Form Completion**	11/12/2013

PROJECT INFORMATION:		
Planner:	Address:	
Allison Vanderslice	2551 Greenwich	
Block/Lot:	Cross Streets:	
0944/021	Divisadero and Scott	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.1147E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/27/2013

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:			
Historic Resource Present	● Yes	○ No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ● Yes ○ No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance: 1888-1914
	○ Contributor ● Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Based on the Supplemental Information for Historic Resource Determination (Supplemental) form completed for the subject property and additional research by Department staff, the subject property at 2551 Greenwich Street is not an individual historical resource under CEQA.

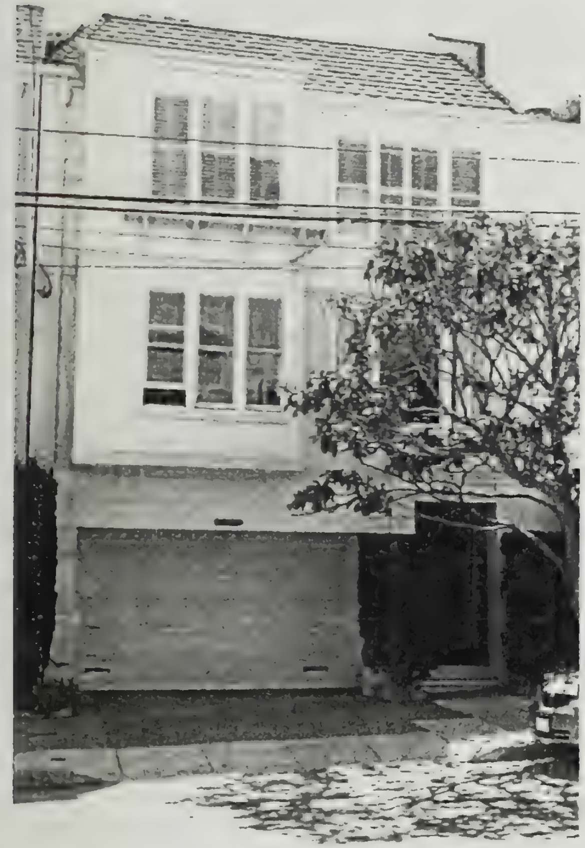
Based on research and information gathered by the Department, a potential historic district is located in this section of the Cow Hollow neighborhood and is roughly bounded by Lyon Street to the west, Vallejo Street to the south, Scott Street to the east, and Greenwich Street to the north. The period of significance is 1888-1914. The district is significant under Criterion 3 as a collection of residential buildings with cohesive massing, articulation, form, landscape setback, and stylistic elements in the First Bay Tradition, Tudor Revival, and Craftsman styles. The subject property was constructed in 1940, which is outside the district's period of significance. Therefore, the subject property does not appear to be a contributor to this potential district.

Constructed in 1940, the building was built after the majority of the nearby Marina/Cow Hollow neighborhood was developed and it does not appear to be associated with any significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the Supplemental form and additional research by Department staff, no significant persons are associated with the property. Therefore, the subject property is not significant under Criterion 2. Based on the Supplemental form, architect H. C. Baumann does not appear to be a master architect nor does the subject property appear to be representative of his work in San Francisco, which consisted primarily of apartment buildings. The subject building is not a distinguished example of a type or style. Therefore, the subject property is not significant under Criterion 3.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-20-2013

Photographs of Subject Property



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)
363 21st AVe	1453/013

CASE NO.	PERMIT NO.	PLANS DATED
2013.0826E		

☐ Addition/ Alteration (detailed below) ☑ Demolition (requires HRER if over 50 years old) ☑ New Construction

STEP 1 EXEMPTION CLASS

☐ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☑ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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________ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

________ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

06/19/13

Per GIS data
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STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ **Category A: Known Historical Resource** **GO TO STEP 5**

☑ **Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed: **GO TO STEP 5**

☐ Project does not conform to the scopes of work: **GO TO STEP 5**

☐ Project involves 4 or more work descriptions: **GO TO STEP 5**

☐ Project involves less than 4 work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_______ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. Interior alterations to publicly-accessible spaces.

_______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

_______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_______ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ____

*SKC 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: 11/13/2013

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: _______________________________

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6 _______ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6 Skc *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☑ No Further Environmental Review Required. Project is categorically exempt under CEQA.

_______________________________ Planner's Signature

11/26/2013 Date

Shelley Caltagirone
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	9/30/2013	**Date of Form Completion**	11/13/2013

PROJECT INFORMATION:		
Planner:	Address:	
Shelley Caltagirone	363 21st Ave	
Block/Lot:	Cross Streets:	
1453/013	Geary Blvd and Clement St.	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.0826E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	06/05/13

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

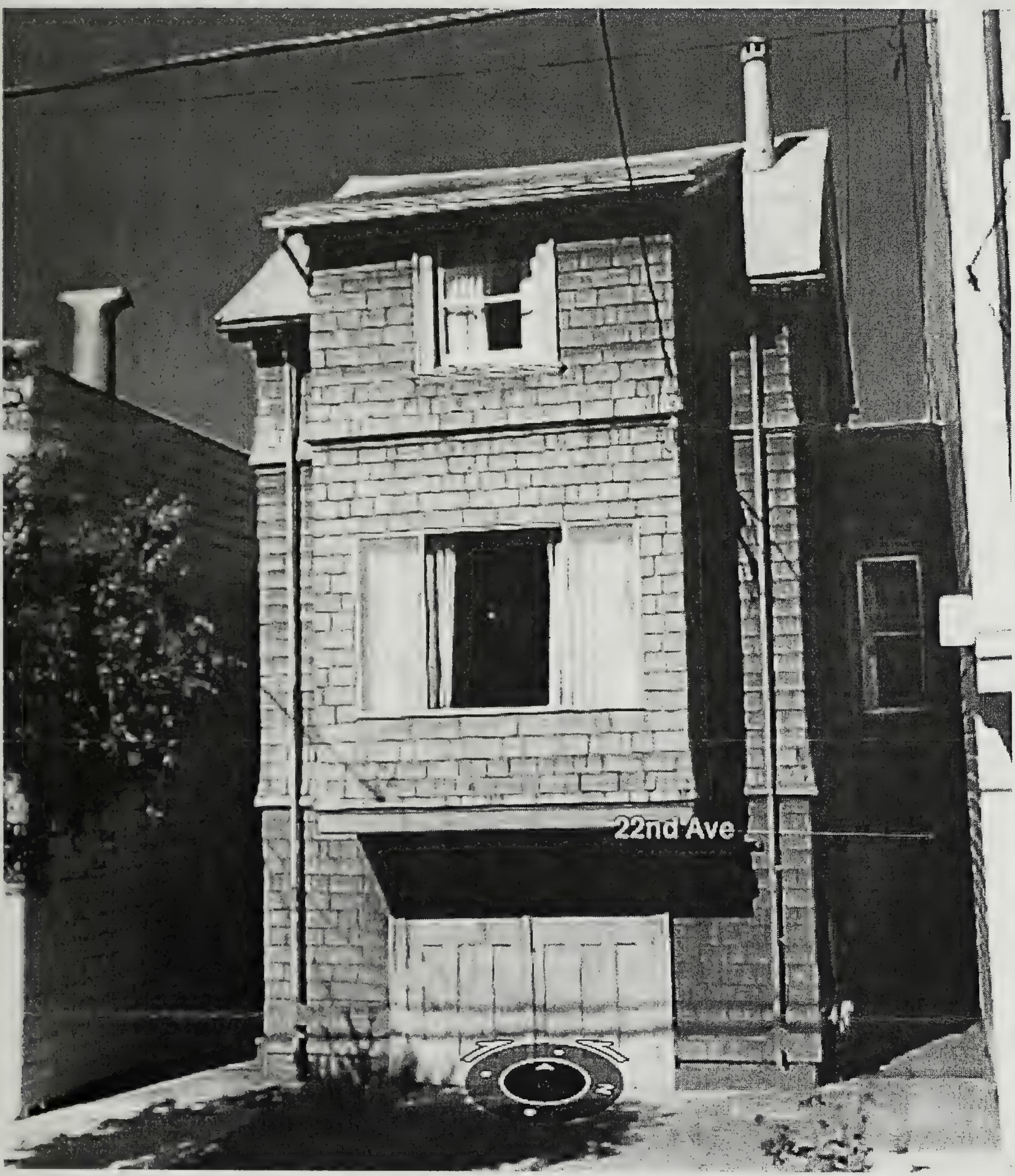
Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

Based upon the information provided in the Historic Resource Evaluation prepared by William Kostura, architectural historian, the subject property does not appear to be eligible for listing on the California Register. The property is not associated with any events or persons significant to local, state, or national history, and the property does not retain sufficient design integrity to meet Criterion 3 for architectural significance. Neither does the property appear to be located within a potential historic district. As the property is not a historic resource, the proposal to alter the existing building would have no significant adverse impacts to historic resources.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-20-2013


22nd Ave

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
168 Jersey Street			
Case No.	Permit No.	Plans Dated	
2013.0798E	2013.06.18.9887	6/5/2013	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Project includes: 1) a side and 11' rear horizontal addition at the ground floor/first story; 2) a side and 3' rear horizontal addition at the first floor/second story; 3) and a new 56'-6" deep third floor/story that is set back 9' from the front building wall of the existing two-story, single-family dwelling.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☑ 9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: ________________ *(attach HRER)*

b. Other *(specify)*:

Per PTR form signed on 11/20/13 by Senior Preservation Planner.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☐ **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Doug Vu

Digitally signed by Doug Vu
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,
ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org
Date: 2013.11.27 14:59:55 -08'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Doug Vu

Project Approval Action:
Building Permit
*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

Signature or Stamp:

Doug Vu

Digitally signed by Doug Vu
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,
ou=Current Planning, cn=Doug Vu,
email=Doug.Vu@sfgov.org
Date: 2013.11.27 15:00:13 -08'00'

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	11/4/2013	**Date of Form Completion**	11/13/2013

PROJECT INFORMATION:

Planner:	Address:	
Doug Vu	168 Jersey Street	
Block/Lot:	Cross Streets:	
6509/013	Sanchez & Vicksburg Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.0798E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/5/2013

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ○ No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

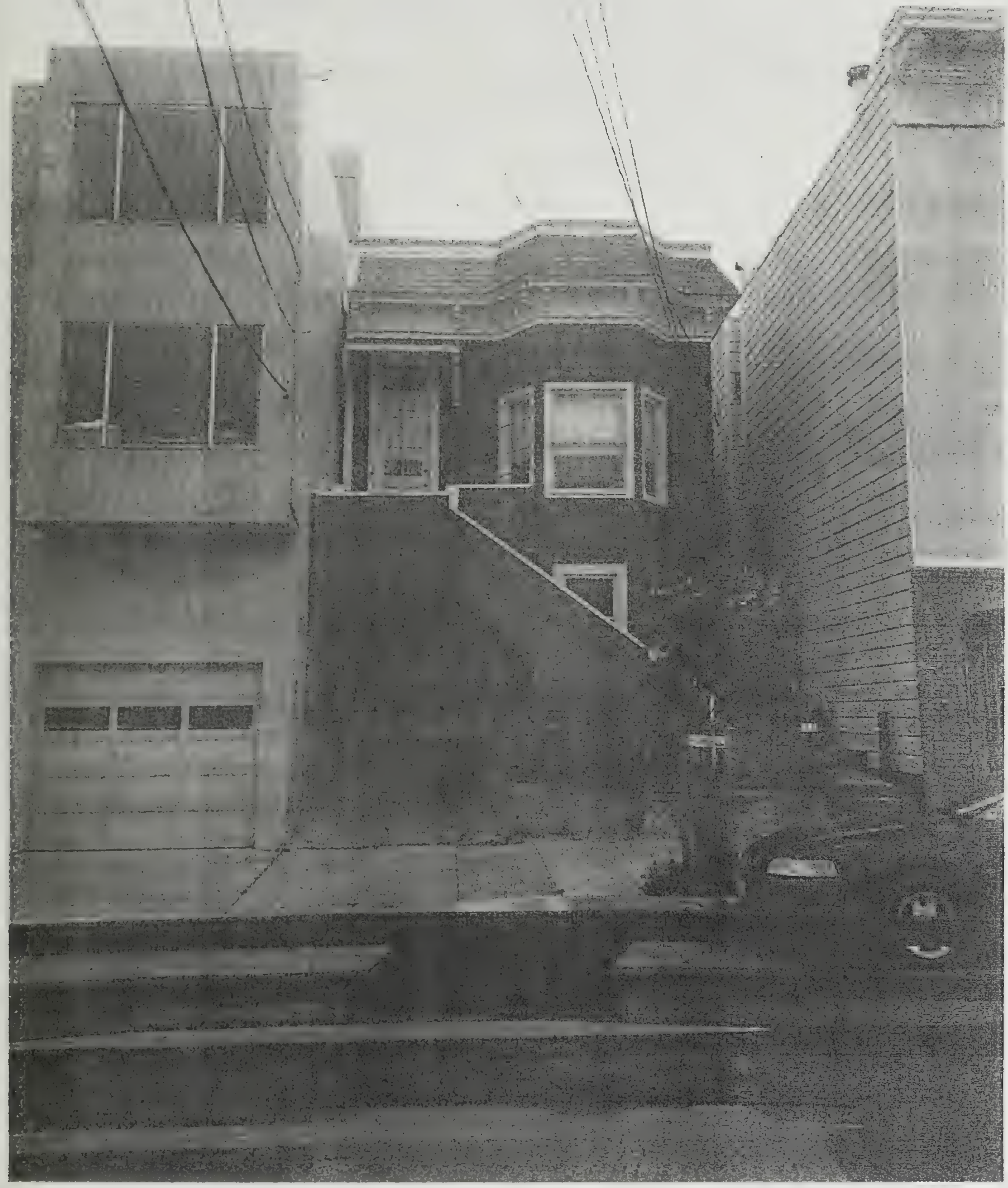
According to the Supplemental Information Form for Historic Resource Determination and Report dated 6/5/2013 and prepared by Page & Turnbull, and additional literature research by Department staff, the subject property at 167 Jersey Street is improved with a one-story over raised basement, wood-frame, single-family residence originally constructed in the Italianate style ca. 1892 by an unknown architect/builder for the original owner, Michael O'Donnell. Permit records indicate unspecified repairs in 1909, reroofing and the re-cladding of asbestos siding in 1952, and minor repair work in 1991 and 2004. Undocumented alterations to the property include the replacement of original windows on the north and east facades, and the installation of an enclosed entry stair at the primary facade.

Noe Valley was developed primarily between the 1890s and the 1910s as a working/middle class residential neighborhood. Buildings are typically wood frame construction, two to three stories in height, and most frequently single-family residences or flats. Common architectural styles include examples of San Francisco Stick, Queen Anne and Edwardian era designs, with examples of Shingle, Craftsman and Mediterranean Revival also present. The subject block is primarily comprised of single-family homes with a minority of flats. Dates of construction are mixed and range from 1875 to 1964. As a consequence, there is little structural cohesion with architectural styles including flat-front Italianate, Stick, Classical Revival, and Modern. The subject building has been substantially altered from its original style through the application of asbestos shingles, the replacement of original windows with extruded vinyl windows, and the apparent removal of much of its original wood ornament. It is not architecturally distinct and thus would not qualify for listing in the California Register under Criterion C/3. In addition, no known historic events occurred at the property that would qualify it for listing under Criterion A/1, and none of the owners or occupants have been identified as important to history to qualify it for listing under Criterion B/2.

The subject property is not located within the boundaries of any identified historic districts. Since the subject block includes a mixed range of buildings constructed between 1875 and 1964, it would not qualify as a potential historic district.

Therefore, 168 jersey Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Imada	11-20-2013



FAÇADE (FACING NORTH)

SAN FRANCISCO
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
284 Grand View Avenue		2764/014	
Case No.	Permit No.	Plans Dated	
2013.0987E	2013.07.23.2538	7/15/2013	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Project includes: 1) a 27' rear horizontal addition, new garage opening and conversion into habitable space at the basement level; 2) a 17'-8" rear horizontal addition, facade alterations and front deck at the first story; 3) a 41'-3" deep new second story with front/rear decks; and 4) a new roof deck and stairs to the existing one-story over a high basement, single-family dwelling.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Per PTR form signed on 11/20/2013 by Senior Preservation Planner.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Doug Vu

Digitally signed by Doug Vu
DN: [illegible]
Date: [illegible]

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Doug Vu	**Signature or Stamp:** Doug Vu Digitally signed by Doug Vu DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org Date: 2013.11.27 15:08:36 -08'00'
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	10/28/2013	**Date of Form Completion**	11/13/2013

PROJECT INFORMATION:

Planner:	Address:	
Doug Vu	284 Grand View Avenue	
Block/Lot:	Cross Streets:	
2764/014	Romain & 25th Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.0987E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/15/2013

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ○ No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

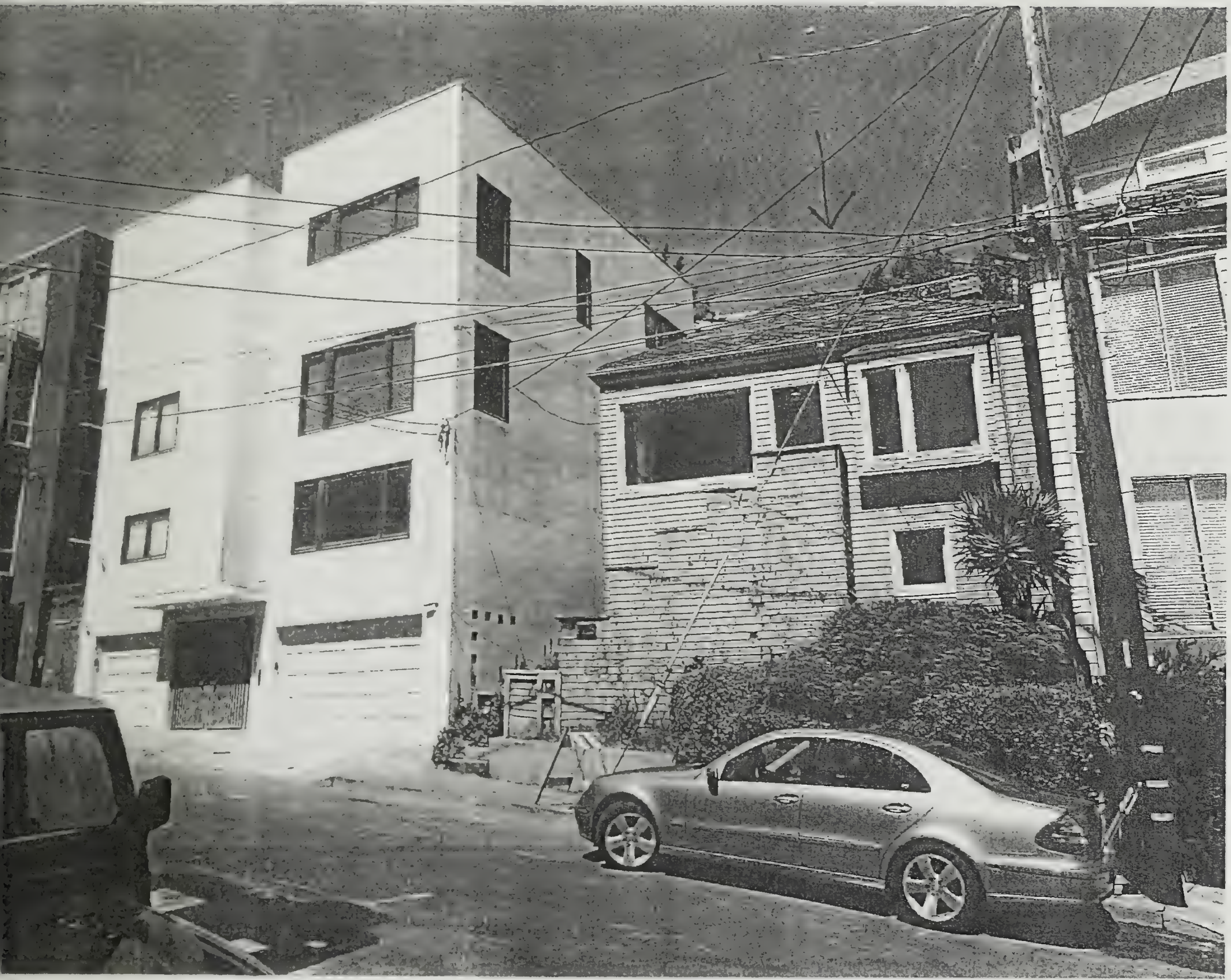
According to the Supplemental Information Form for Historic Resource Determination dated 6/23/2013 and additional literature/permit research conducted by Department staff, the subject property at 284 Grand View Avenue is improved with a 981 sq. ft. one-story over raised basement, wood-frame on a concrete foundation, single-family residence originally constructed in the Craftsman Bungalow style in 1913 by an unknown architect/ builder. Permit records document the removal of the bay window and replacement with a plate glass window in 1954, the replacement of the original mullion-type window frame with new frames and sashes also in 1954, and foundation underpinning and other basement work in 1956.

Noe Valley was developed primarily between the 1890s and the 1910s as a working/middle class residential neighborhood. Buildings are typically wood frame construction, two to three stories in height, and most frequently single-family residences or flats. Common architectural styles include examples of San Francisco Stick, Queen Anne and Edwardian era designs, with examples of Shingle, Craftsman and Mediterranean Revival also present. The west side of the subject block is comprised exclusively of single- and two-family dwellings, with the east side of the block containing two parcels that have multi-family apartment buildings. Dates of construction range from 1903 to 2003 with architectural styles including Queen Anne, Mediterranean Revival, Craftsman and Modern. Although the building possesses some characteristic features such as wood construction, shingled siding and a concrete block foundation, it has lost some original fabric (bay window and fenestration) and is not architecturally distinct that would qualify it for listing in the California Register under Criterion C/3. In addition, no known historic events occurred at the property that would qualify it for listing under Criterion A/1, and none of the owners or occupants have been identified as important to history to qualify it for listing under Criterion B/2.

The subject property is not located within the boundaries of any identified historic districts. Since the subject block includes a range of buildings constructed between 1903 and 2003, of which the majority have been substantially altered, it would also not qualify as a potential historic district.

Therefore, 284 Grand View Avenue is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Smada	11 · 20 - 2013



STREET FACADE
284 GRAND VIEW AVE.

SAN FRANCISCO
PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT
DEC - 3 2013
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2691 35th Avenue		2461A/001R	
Case No.	Permit No.	Plans Dated	
2013.1245E		8/26/13	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Project includes interior renovations and alterations to the primary facade of the the existing two-story over high basement single-family dwelling.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: Per attached PTR form signed by Senior Preservation Planner on 11/20/2013.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Doug Vu

Digitally signed by Doug Vu
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,
ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org
Date: 2013.11.27 14:23:09 -08'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Doug Vu

Project Approval Action:
Building Permit
*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

Signature or Stamp:

Doug Vu

Digitally signed by Doug Vu
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,
ou=Current Planning, cn=Doug Vu,
email=Doug.Vu@sfgov.org
Date: 2013.11.27 14:23:22 -08'00'

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
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CA 94103-2479

Reception:
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415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	10/28/2013	**Date of Form Completion**	11/13/2013

PROJECT INFORMATION:

Planner:	Address:	
Doug Vu	2691 35th Avenue	
Block/Lot:	Cross Streets:	
2461A/001R	Vicente & Wawona Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.1245E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	8/26/2013

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA ○ Yes ● No * ○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

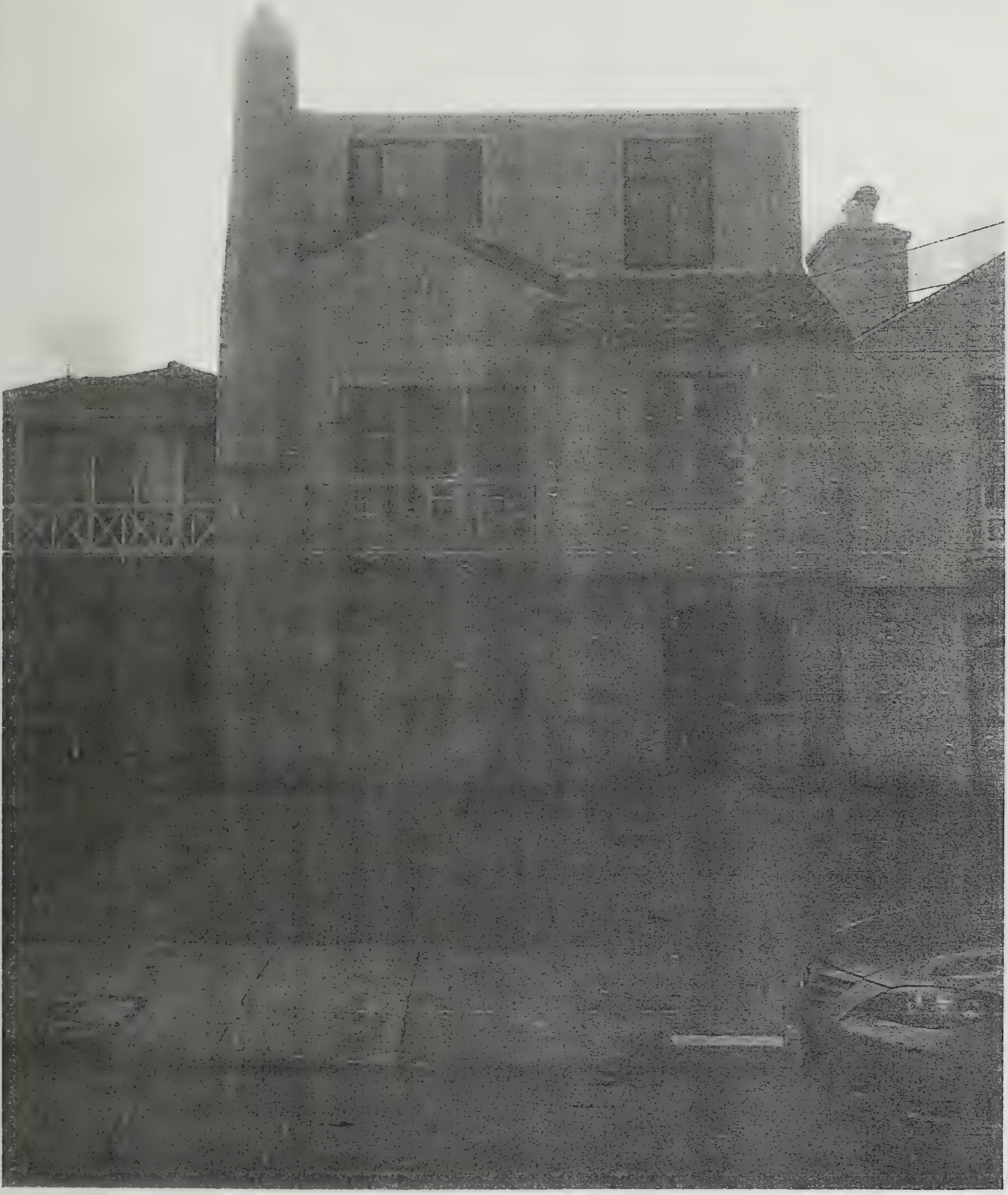
According to the Supplemental Information Form for Historic Resource Determination dated 8/25/2013 and additional literature research conducted by Department staff, the subject property at 2691 35th Avenue is improved with a two-story over raised basement single-family residence designed in the Mediterranean Revival style in 1939. The subject property is part of a residential tract designed and constructed by the Standard Building Company (led by brothers Carl and Fred Gellert). Permit records document dry rot repair in 1974 and the addition of a third story in 1982.

The Standard Building Company was an extraordinarily prolific building firm that constructed approx. 25,000 housing units in the Bay Area including Midtown Terrace, Lakeshore Plaza, and tracts in Forest Knolls, Country Club Acres, Forest Hill, Lake Merced and the Sunset. The Gellert brothers were among the largest and most successful merchant builders in San Francisco's history. Although their early homes beginning in the 1920s were often fully expressed versions of various Period Revival styles, the extravagant ornament and detailing that often characterized them were abandoned in favor of restrained designs that were quicker and less expensive to construct by the late 1930s. The subject property is an example of one of these restrained designs that lacks ornament and detailing. Although the building possesses some characteristic features such as a transitional side stair entrance, stucco cladding and clay tile roofing, it is not architecturally distinct such that it would qualify for listing in the California Register under Criterion C/3. In addition, no known historic events occurred at the property that would qualify it for listing under Criterion A/1, and none of the owners or occupants have been identified as important to history to qualify it for listing under Criterion B/2.

The subject property is not located within the boundaries of any identified historic districts. Although the subject block is cohesive as a collection of Period Revival single-family homes constructed between 1939 and 1949, it is a typical example of late 1930s and 1940s tract development and would not qualify as a potential historic district.

Therefore, 2691 35th Avenue is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-20-2013



2691 35th Avenue - Existing Front Facade

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PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
412 Hearst St		3116/007
Case No.	Permit No.	Plans Dated
2013.1262E		03/14/12
☐ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Demo existing structure and build a single family dwelling		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☒	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*):

GIS database indicates the property is located on a slope with an avg>20%; however, architect's survey shows a 6% avg slope. Except for Hist Pres, no other CEQA resources requires additional evaluation.

Monica Pereira

[illegible]

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☒	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☒	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: PER ATTACHED PTR FORM SIGNED BY SENIOR PRESERVATION PLANNER 12/4/13.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: 12-5-13

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: DOUG VU.

Date: 12/5/13

Signature or Stamp:

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	11/4/2013	**Date of Form Completion**	11/22/2013

PROJECT INFORMATION:		
Planner:	Address:	
Doug Vu	412 Hearst Avenue	
Block/Lot:	Cross Streets:	
2414/010	Foerster & Edna Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.1262E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	6/4/2013

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:

PRESERVATION TEAM REVIEW:			
Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the August 2013 Historic Resource Evaluation prepared by Tim Kelley Consulting and additional literature research by Department staff, the subject property at 412 Hearst Avenue is located in the Sunnyside neighborhood and is improved with a simple one-story, wood-frame, rectangular shaped two-car garage that is clad in horizontal rustic redwood siding and capped with a flat roof. Each of the two entrances has a segmented wood rollup door, and the structure lacks any architectural ornament. Although believed to be constructed in 1938, there are no permits on file with the City for its construction, nor the adjacent dwelling at 414 Hearst Avenue which it serves. Since the building is considered a simple vernacular utilitarian structure with no architectural distinction or aspiration and has no design relationship with the adjacent Mediterranean Revival dwelling at 414 Hearst Avenue, it is not individually eligible for listing in the California Register under Criterion C/3.

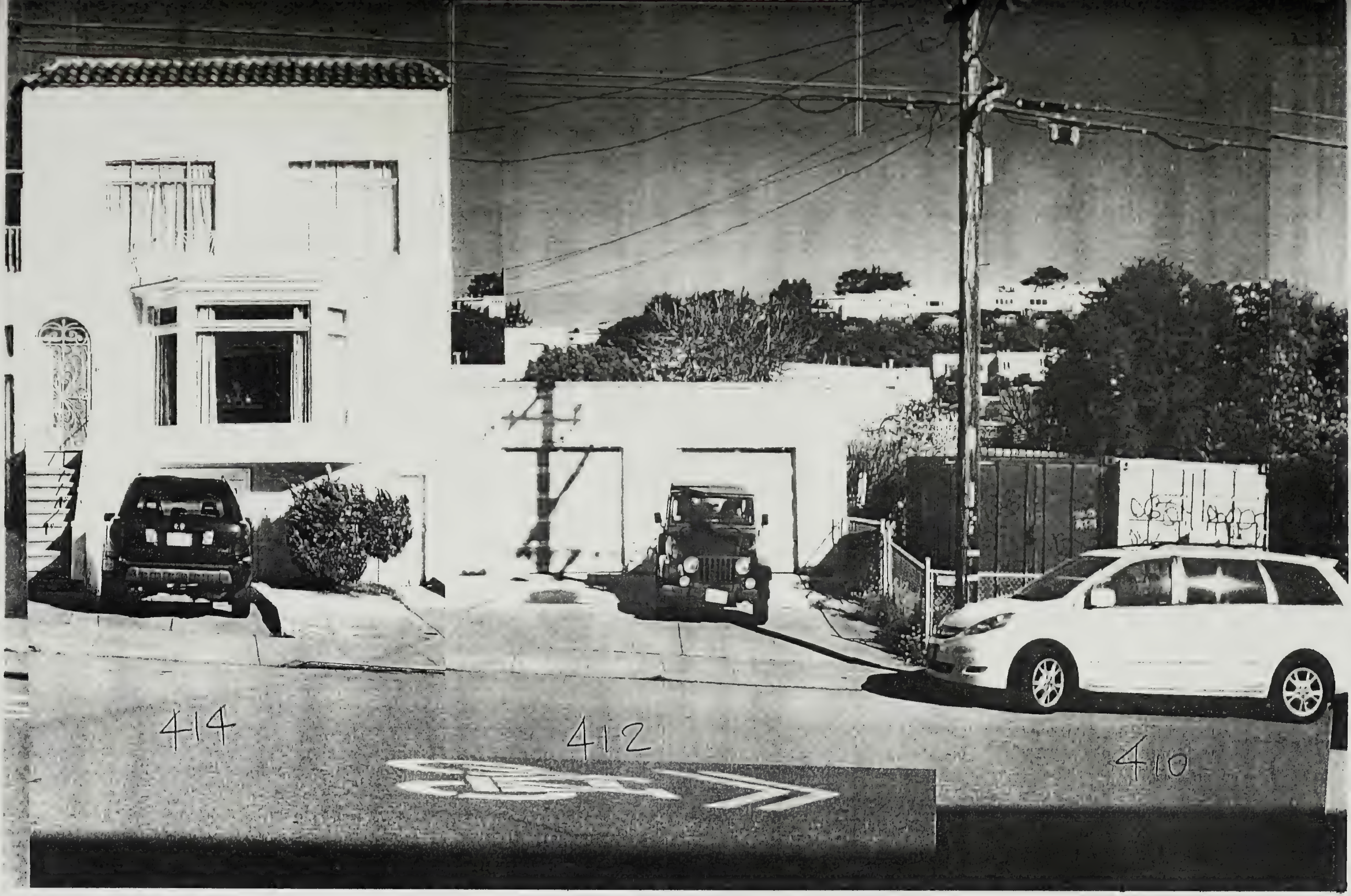
The building was constructed in 1938 when the neighborhood was over 60% built out. It is not significantly related to the developmental history of the area, nor is there any indication it has made a significant contribution to the broad pattern of local or regional history, or the cultural heritage of California. Therefore, the property is not eligible for listing under Criterion A/1.

The property is not associated with any significant persons in the history of San Francisco or the State of California. Therefore, the property is not eligible for listing under Criterion B/2.

The Sunnyside neighborhood of San Francisco was first platted in 1891 by the Sunnyside Land Company, whose principal investor was Behrend Joost. However, the property is not located within the boundaries of any identified historic districts, and the subject block is mixed in character that includes properties constructed between 1900 and 1991 in various architectural styles including Period Revival and Contractor Modern. Therefore, the neighborhood would not qualify as a potential historic district.

The subject property is not an individual or contributing historical resource, and should be re-classified to C status.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12 · 4 · 2013



FRONT FACE ON THE SUBJECT BUILDING
412 Hearst Avenue San Francisco CA 94112

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 700 - 702 11th Ave	BLOCK/LOT(S) 1653/049

CASE NO 2013.0670E	PERMIT NO.	PLANS DATED 5/1/13

☑ Addition/ Alteration (detailed below)　☐ Demolition (requires HRER if over 50 years old)　☐ New Construction

STEP 1 EXEMPTION CLASS

☑ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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_______ **Slope =or> 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

_______ **Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

_______ **Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

Exceptions: Do not check box for stairs, patio, deck and fence work.

Geotechnical report will likely be required. File an Environmental Application

_______ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

No exceptions.

File an Environmental Application to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MP 05/25

in GIS data
Hist Pres is the
only CEQA revi
that requires
[illegible] re

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☐ Category A: Known Historical Resource GO TO STEP 5

☑ Category B: Potential Historical Resource (over 50 years of age) GO TO STEP 4

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed:

GO TO STEP 5

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

_____ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_____ 2. Interior alterations to publicly-accessible spaces.

_____ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_____ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

_____ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

_____ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_____ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

_____ 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ____

* StC 9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated: 11/21/13

** Attach Historic Resource Evaluation Report*

b. Other, please specify: ____

** Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

_____ *Preservation Planner Initials*

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

StC *Preservation Planner Initials*

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**

Proposed Project does not meet scopes of work in either:

(check all that apply)

- ☐ Step 2 (CEQA Impacts) or
- ☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* _____

☑ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Shelley Catta
Planner's Signature

Date ~~11/21/13~~ 12/4/13 StC

Shelley Caltagirone
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date Filed: May 28, 2013
Case No.: **2013.0670E**
Project Address: **700-702 11th Avenue**
Zoning: RH-2 (Residential, House, Two-Family) Zoning District
40-X Height and Bulk District
Block/Lot: 1653/049
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org
Date Reviewed: November 21, 2013 (Part 1)

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The parcel is located on the southeast corner of Cabrillo Street and 11th Avenue in the Inner Richmond neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The subject building was constructed in 1911 as a single-family residence. The original builder was Fernando Nelson. The building currently is a three-story-over-basement, wood-frame, two-family residence clad in wood shingles (approx. 85%), channel drop wood siding (approx. 5%), and clinker brick at the base (approx. 10%). It is capped by a gable-on-hip roof with large gable-roofed dormers at the front and rear. The building was converted to two-family use in 1923. See the integrity section below for a more detailed description of the construction history.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The property was surveyed in 1978 by SF Heritage and assigned "NR – Not Rated" status. It was survey again by SF Heritage in 1990-1994 as part of the Inner Richmond Survey. However, in neither survey was the property considered a candidate for evaluation, presumably because it lacked historic integrity. The site is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed 1911).

Neighborhood Context and Description

The Inner Richmond neighborhood immediately surrounding the subject property is primarily residential, composed mostly of three- to four-story single-family dwellings, multi-family flats, and apartment buildings. Some corner buildings have commercial space at the ground floor. The closest major thoroughfares are Fulton Street at the south end of the subject block and Park Presidio Boulevard two blocks to the west. Golden Gate Park is located to the south below Fulton Street. Nearly all of the houses on the east side of the block were constructed in 1911 as one development, which included both sides of 10th Avenue between Cabrillo and Fulton. These residences were designed in a range of styles including Queen Anne, Dutch Colonial, Craftsman, Classical Revival, and Mission Revival.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: 1910-1914 ☐ Contributor ☒ Non-Contributor

Based on the information provided in the Supplemental Information Form and additional research conducted by Planning Department staff, the Department finds that the subject property does not appear eligible for inclusion on the California Register as an individual resource or as a contributor to a historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
There is no information provided by the Project Sponsor's reports or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. While the subject building was constructed during the early 20th century, which is a major period of development for the area, this pattern of neighborhood development (and specifically, construction of the subject building) does not appear to be a singular or important event in the history of the City, the State, or the nation.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;
Research into the history of the owners and occupants of the subject property was conducted. This research indicates that none of the owners or occupants were historically important persons in our local and regional past. Therefore, the building does not appear eligible for listing under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;
The subject property does not seem to be individually significant for its architectural style, as it is a modest example of a freestanding Craftsman-style building. Neither does it embody the distinctive

characteristics of a type, period, region or method of construction or possess high artistic values. While Fernando Nelson may be considered a master builder based upon his prolific career and innovative methods for mass development, this single building does not sufficiently represent the middle-class, moderate-scale housing developments for which he is known. However, it appears that the subject building would be eligible for inclusion in the California Register under Criterion 3 as a contributor a district representing the work of Fernando Nelson if it retained historic integrity. Although known as a Victorian builder (see "Victoria's Legacy," by Judith Waldhorn), Fernando Nelson and his sons are credited with constructing 4,000 homes in San Francisco from 1876 through the post-World War II period. He built Victorians in the Mission and Castro districts during the 1870s, 1880s, and 1890s, adopting to the prevailing tastes of the day while adding a few signature details of his own. He was not an architect and borrowed freely from others in building modest homes for working-class families. He achieved mass production economies by making all the floor plans alike and offering little choice in façade decoration. He is not known for any particular style but worked in whatever style was popular at the time. In the early 20th century, he focused on developments in the western part of San Francisco including large tracts in the Sunset and Richmond neighborhoods.

The land bounded roughly by Cabrillo and Fulton to the north and south and 10th and 11th Avenues to the east and west was occupied by the Chutes amusement park between 1902 and 1909. This also included the northern half of the west side of 10th Avenue. Fernando Nelson purchased and began developing this site in 1910. Nelson's signature business model was to purchase a few lots or an entire block face, build a house on one and live in it with his family, while also developing other lots. The home was his business headquarters and also functioned as the model home. His shop and lumberyard occupied the adjoining corner lot. In 1910, Nelson was still living in the upscale Presidio Terrace neighborhood where he moved with his family in 1909. The 1910 development at the prior Chutes site was the first at which his son lived and managed the development. Nelson's son lived at 798 10th Avenue at Fulton and the lumber yard was located directly to the east of the lot.

This appears to have been Nelson's third out of four major development campaigns in the Richmond. He began his first project in the Richmond in 1902 on the site of the Bay District Race Track on the block from Anza to Fulton Street, Arguello Boulevard to 5th Avenue. He developed three and a half blocks here. In 1907, he continued work on the 600 blocks of 4th and 5th Avenues with two unit flats. His last project in the Inner Richmond was a three-block swath of land north of Geary between 15th and 17th Avenues. Notable, the homes along 10th and 11th Avenues on the old Chutes site were that last that he used the signature doughnuts, shingle, and other Victorian ornamentation.

This development appears to be historically significant as it represents the work of a prolific local developer who largely influenced the growth of the City at the turn of the 20th century. This development also marks a shift in Nelson's use of styles as the collection of buildings are built in both Queen Anne and Period Revival styles in a broad and eclectic range of façade treatments. It also marks the end of the era during which Nelson lived in the developments and instead left this aspect of his business model to his sons. The period of significance for this potential district would be 1910-1914, the period from which Nelson's sons home is building at the corner of 10th and Fulton and when they completed their development project in 1914. If the building at 700-702 11th Avenue retained sufficient historic integrity, it would contribute to this potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

The evaluation of Criterion 4 (Information Potential) is not within the scope of this evaluation, but it should be noted that the significant ground disturbance caused by the infilling of the marshland and lagoon at the turn of the century would likely have disturbed any pre-existing archaeological sites.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location: ☒ Retains ☐ Lacks
Association: ☐ Retains ☒ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☒ Retains ☐ Lacks
Setting: ☒ Retains ☐ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☐ Retains ☒ Lacks

The subject building does not appear to retain sufficient historic integrity to convey its association with this Nelson development. While the location and setting of the building have been retained, the building's over-sized scale is out of keeping with the rest of the buildings in the potential district so that it does not retain a strong visual association with the rest of the development. This affect is increased by the fact that it is a corner lot at the outer edge of the potential district. In terms of scale, the subject building relates more closely to the other three corner buildings at the Cabrillo and 11th Avenue intersection, which are outside of the district.

Many elements of the original design have also been altered. The majority of these alterations appear to have taken place in 1923 when the building was converted to two-family use. At this time, the two-story rear addition was built. The design of the addition closely matches the original design and creates a false sense of historicism. The dormers do not appear to be original as there are seams evident in the roof cladding where the dormers join the main roof. If the dormers were part of the original construction the dormer framing would have been better integrated. It seems likely that the dormers were added in the 1923 conversion as well since they are already in place by 1938. These two expansions resulted in an approximately 40% increase in square footage.

The eastern addition also has two garage openings at the base. While many buildings in the potential district have been altered to accommodate garages, it does not appear that the buildings were originally built with integrated garages.

All of the original window sashes were replaced with aluminum sashes by 1977. It also appears that the window openings within the corner bay at the second floor level were altered to accommodate the large modern sashes.

Other changes are not documented in the permit record, but are evident in an inspection of the building. For example, the basement windows are framed by new brick that does not match the historic clinker brick, indicating that they are not original openings. Also, the front porch does not appear to be original, It is not shown on the water record diagram from 1911. Instead, the water record shows an inverted porch with two side columns that are no longer extant. The brick foundation of the porch was clearly built after the original construction date as the bricks do not match. The porch foundation bricks do match the bricks at the basement window openings, which would indicate the change occurred at the same time. Also, the front steps are terrazzo, which was not a common building material in 1911 and more likely was installed during or after the 1920s. It is presumed that the porch was added when the house was converted to two-family use in 1923 to accommodate a second exterior front entry. The porch is in place by 1938 as shown in the historic aerial photograph.

The accumulation of these alterations has changed the feeling of the building, which was originally designed as a moderately-scaled, single-family home in the Craftsman style.

Lastly, the building appears to have lost much of its material integrity as the shingle cladding has been replaced as well as the roof cladding and window sashes. The original entry details are also missing.

For these reasons, the building does retain sufficient historic integrity to contribute to the potential Nelson historic district located between Fulton and Cabrillo.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Discussion of features is not applicable as the building was not found to be historically significant due to lack of integrity.

CEQA Historic Resource Determination

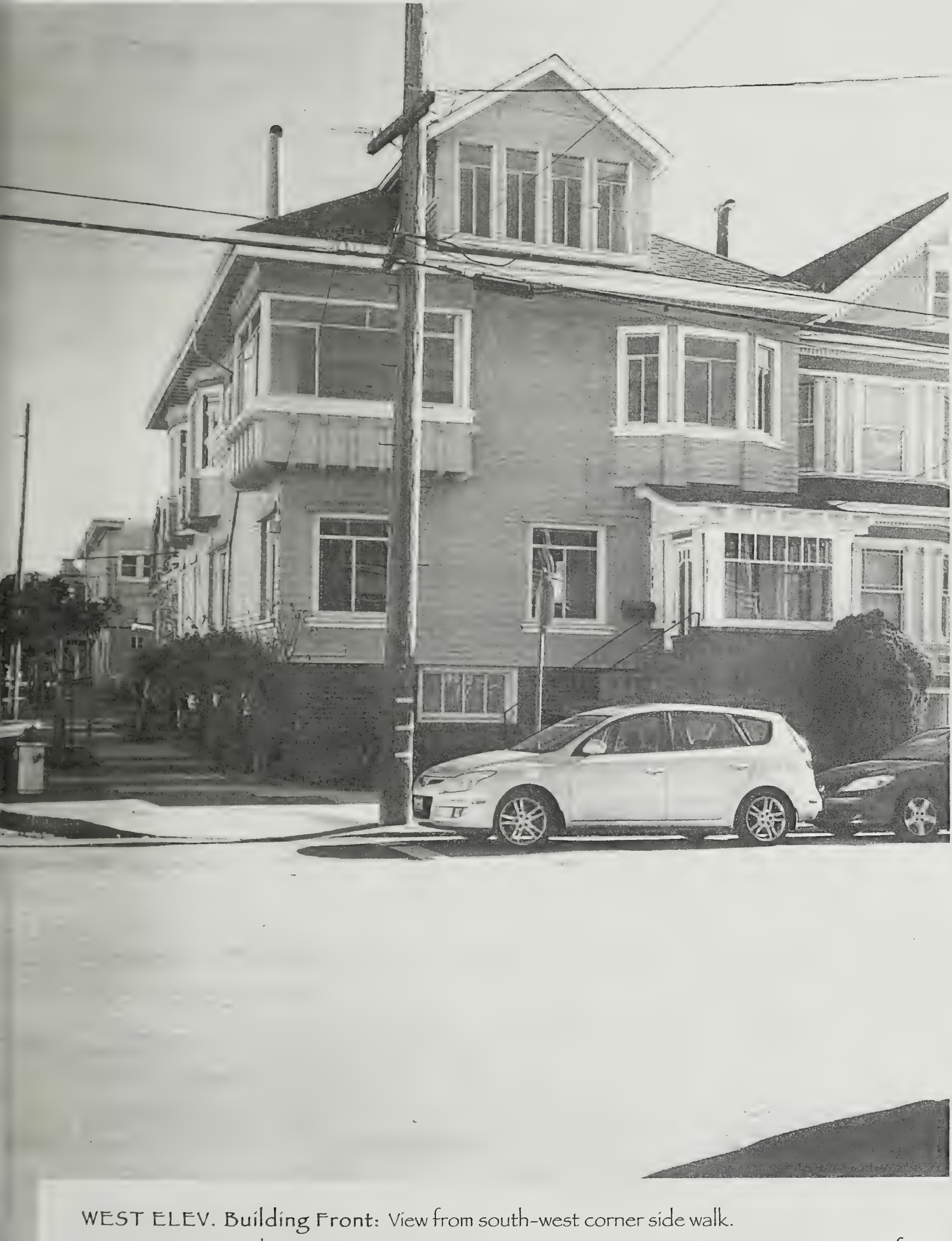
- ☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☒ Non-contributor to an eligible Historic District
- ☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, *Senior Preservation Planner*

Date: 12-4-2013

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



WEST ELEV. Building Front: View from south-west corner side walk.
Project: 700-702 11th Ave.

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	**2012.1523E**
Project Title:	**151 Liberty Street**
Zoning:	RH-3 (Residential – House, Three Family) District Liberty Hill Historic District 40-X Height and Bulk District
Block/Lot:	3607/036A
Lot Size:	2,848 square feet
Project Sponsor:	John Duffy, Architect (415) 309-8896
Staff Contact:	Jeanie Poling – (415) 575-9072 jeanie.poling@sfgov.org

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DOCUMENTS DEPT

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PROJECT DESCRIPTION:

The project site is located on the south side of Liberty Street on the block surrounded by Liberty, Dolores, Guerrero, and 21st Streets in San Francisco's Mission District. The site contains an approximately 38-foot-tall, 2,684-square-foot (sf) single-family residence constructed in 1913. The proposed project involves horizontal and vertical additions at the rear of the existing building, structural upgrades, excavation to create a new garage level below the existing basement level, and the addition of one residential unit. The project would add 3,275 sf to the existing building, resulting in a 5,959 sf building containing a 3,711 sf, four-bedroom residence, a 1,220 sf one-bedroom residence, and two vehicle parking spaces.

EXEMPT STATUS:

Categorical Exemption, Class 32 (California Environmental Quality Act (CEQA) Guidelines Section 15332)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

December 4, 2013
Date

cc: John Duffy, Project Sponsor
Rich Sucré, Current Planner and Preservation Planner
Historic Preservation Distribution List

Distribution List
Virna Byrd, M.D.F.
Supervisor Scott Wiener, District 8

PROJECT DESCRIPTION (continued):

The 25-by-114-foot project site is on an approximately 23 percent slope, with the rear property line approximately 26 feet higher in elevation than the front property line. The project site is occupied by a wood-frame structure accessed by concrete stairs from the street below. The back yard is supported by a concrete retaining wall.

The proposed project includes the following elements:

- A horizontal rear addition that would extend approximately 17′6″ from the existing rear façade.
- A vertical rear addition that would not extend past the peak of the existing gable roof, which would be constructed on top of an existing two-story portion of the residence.
- A new two-car garage at the front of the lot, requiring excavation into the hillside below the existing basement level and to the east of the existing entry stairway.
- At the primary façade, replacement of stair, stair landing, and handrail, a new pedestrian entryway at the first floor, replacement of a doorway and window, and repair/reconstruction of deteriorating windows and wood trellis.
- At side façades, new window openings.
- At the rear façade, smooth stucco finish with wood-sash casement windows.
- A new approximately 250 sf roof deck with guardrail.

Approximately 1,013 cubic yards of soil would be excavated. The excavation would occur over approximately two months, and the overall construction (including excavation) would occur over 12 to 14 months. Equipment to be used during construction would include a Gradall forklift and dumpsters. Equipment to be used during excavation would include a mini-excavator, a Bobcat skid-steer loader, 10-cubic-yard dump trucks, and debris boxes.

The proposed project requires a Certificate of Appropriateness per Planning Code Article 10, neighborhood notification per Planning Code Section 311, and a building permit to be issued by the Department of Building Inspection. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the approval action for the project. If no discretionary review is requested, the issuance of the building permit is the approval action.

REMARKS:

Infill Development. California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The San Francisco General Plan, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not obviously or substantially conflict with any such policy, and would be consistent with the San Francisco General Plan and with applicable zoning designations. The site is located within the RH-3 zoning district, where the proposed use and density would be permitted. The rear yard requirement for the subject property is 45 percent of the lot depth, but may be reduced to the average of the locations of rear walls of the two adjacent buildings; the proposed building would not encroach into the required rear yard. The proposed rear addition would not exceed the site's 40-foot height limit. The proposed project would be consistent with all other applicable zoning plans and policies.

b) The development occurs within city limits on a site of less than five acres surrounded by urban uses.

The 0.065-acre (2,848 sf) project site is located within a fully developed area of San Francisco. The surrounding area consists of residential uses. Thus, the proposed project would be properly characterized as in-fill development surrounded by urban uses.

c) The project site has no habitat for endangered, rare, or threatened species.

The 2,848 sf project site is within a fully developed urban area and contains a building. The open space at the front and rear of the lot does not contain substantial vegetation. Therefore, the project site has no habitat for rare, threatened, or endangered species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic. The proposed project would add 3,275 sf to an existing 2,684 sf single-family residence, and add one residential unit. Based on the residential trip generation rates in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project would generate one additional PM peak-hour trip – a negligible increase in traffic relative to the existing capacity of the surrounding street system. During the two-month excavation period and the 12- to 14-month overall construction period, there would be an increase in truck traffic near the project site. Due to their temporary and limited duration, construction-related impacts on traffic generally would not be considered significant.

Noise. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernable to most people. The proposed project would not cause a doubling in traffic volumes and therefore would not result in a substantial increase in the ambient noise level in the project vicinity. Although some increase in noise would be associated with the construction phase of the project, such occurrences would be limited to certain hours of day and would be temporary in nature. Thus, no significant noise impacts would be associated with the proposed project.

Air Quality. In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO_2), sulfur dioxide (SO_2) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in its *CEQA Air Quality Guidelines* (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.[1]

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, identified as air pollutant exposure zones, were identified based on two health-protective criteria: (1) excess cancer risk from the contribution of emissions from all modeled sources greater than 100 per one million population, and/or (2) cumulative $PM_{2.5}$ concentrations greater than 10 micrograms per cubic meter. Land use projects within these air pollutant exposure zones require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations.

The proposed project is not within an air pollutant exposure zone. Therefore, the proposed project would result in a less-than-significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. The proposed project would include emissions from construction activities for approximate 12 to 14 months. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,[2] which would further reduce nearby sensitive receptors exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would result in a less-than-significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

Water Quality. The proposed project would not generate substantial additional wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. The expanded building would be serviced by the City's combined sewer system, which already serves the existing building. The proposed project would not result in a substantial increase in intensity of use. Furthermore, the City's combined sewer system possesses sufficient capacity to accommodate the incremental increase in demand, if any, associated with the proposed project. Thus, the project would not result in significant effects related to water quality.

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[1] Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1.

[2] California Code of Regulations, Title 13, Division 3, § 2485.

e) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

Historical Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the existing building is a historical resource. Under CEQA, a property qualifies as a historic resource if it is listed in, or determined to be eligible for listing in, the California Register of Historical Resources, or if it is considered a contributor to a potential historic district. The project site is locally designated in Article 10 of the San Francisco Planning Code as a contributing resource to the Liberty Hill Historic District. Therefore, the project site and the surrounding historic district are considered historic resources for purposes of CEQA.

The proposed project would include construction of a new garage, replacement stairway and handrail, front, side and rear façade alterations, horizontal and vertical rear additions, and a new roof deck. The Historic Resource Evaluation Response prepared by the Planning Department's preservation staff addressed the proposed project's consistency with the *Secretary of the Interior's Standards for Rehabilitation.*[3]

The attached *Historic Resource Evaluation Response* addresses the project's consistency with the ten Rehabilitation Standards. The proposed project would maintain the subject property's current and historic use as a residence (Standard 1). The project would maintain the historic character of the subject property, as defined by its character-defining features (Standard 2). The project would not include conjectural elements or architectural features from other buildings or create a false sense of historical development and would be compatible with the surrounding district (Standard 3). The proposed project would not involve alterations to the subject building that have acquired significance in their own right (Standard 4). The project would maintain and preserves the subject property's distinctive finishes and character-defining features (Standard 5). Deteriorated historic features would be repaired rather than replaced (Standard 6). The project would not involve chemical or physical treatments (Standard 7). Significant archeological resources are not anticipated to be present at the project site (Standard 8). The project would maintain the historic integrity of the subject property and would provide additions that are compatible yet differentiated from the historic residence (Standard 9). Horizontal and vertical rear additions would not affect the essential form and integrity of the landmark district and would not impact any character-defining features of the subject property (Standard 10). In summary, the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*, and the project would not have a significant adverse impact upon a historic resource, as defined by CEQA.

Geology and Soils. A geotechnical investigation was performed for the proposed project and is summarized here.[4] The bedrock in the site area is underlain by Franciscan Greenstone bedrock. Two borings were taken and encountered 4 to 6 feet of brown, stiff sandy clay underlain by light brown, stiff to hard sandy clay. The borings terminated 9 to 10 feet below ground surface near the soil-bedrock contact.

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[3] San Francisco Planning Department, *Historic Resource Evaluation Response, 151-153 Liberty Street, Case No. 2012.1523E*, December 2, 2013. This document is attached.

[4] Buckley Engineering Associates, Inc., Geotechnical *Investigation, Proposed Remodeling with Basement, 151-153 Liberty Street, San Francisco, California*, August 17, 2012.

The geotechnical report concluded that the site is suitable for the proposed project provided the following recommendations are followed: The remodeled house should be supported either by a spread footing or pier and grade beam foundation. Spread footings should extend at least 18 inches below lowest adjacent grades and should have a minimum width of 12 inches. Where needed, the proposed remodeled building can be supported on drilled, cast-in-place, reinforced concrete piers, which should be at least 12 inches in diameter and extend at least 10 feet into bedrock.

The proposed excavation would require shoring and underpinning of adjacent foundations. Shoring can be accomplished by the use of a soldier beam retaining wall using top-down construction. The soldier beam pier excavations should be at least 24 inches in diameter and extend at least 12 feet below the bottom of the excavation. Underpinning elements should extend below a 45-degree imaginary plane projecting upward from the base of the excavation to the nearest edge of the adjacent foundation; the underpinning elements should also extend at least 1 foot into very stiff soil or weathered bedrock.

The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the Department of Building Inspection (DBI) permit review process. DBI would review background information including geotechnical and structural engineering reports to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through the DBI requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the Building Code.

In light of the above, no environmental concerns involving geologic and seismic hazards would be associated with the proposed project.

Neighborhood Concerns. A "Notification of Project Receiving Environmental Review" was mailed on November 14, 2013, to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. One neighbor expressed concerns regarding the amount of excavation and potential damage to adjacent structures, and noise during project construction. These topics are addressed above. Another neighbor expressed support for the project.

SUMMARY:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT **MEMO**

Historic Resource Evaluation Response

Case No.:	**2012.1523E**
Project Address:	**151-153 Liberty Street**
Zoning:	RH-3 (Residential-House, Three-Family) Zoning District Liberty-Hill Historic District 40-X Height and Bulk District
Block/Lot:	3607/036A
Date of Review:	December 2, 2013
Staff Contact:	Richard Sucre (Preservation Planner) (415) 575-9108 richard.sucre@sfgov.org Jeanie Poling (Environmental Planner) (415) 575-9072 jeanie.poling@sfgov.org

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PRE-EXISTING HISTORIC RATING / SURVEY

151-153 Liberty Street is currently locally designated in Article 10 of the San Francisco Planning Code as a contributing resource to the Liberty-Hill Historic District. Therefore, 151-153 Liberty Street and the surrounding Liberty-Hill Historic District are considered historic resources for the purposes of the California Environmental Quality Act (CEQA).

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: September 26, 2013 by John Duffy Architect

PROJECT DESCRIPTION

The proposed project consists of a change in use from one dwelling unit to two dwelling units, and exterior alterations including:

- **Construction of a New Garage:** The project would construct a new two-car garage to the east of the existing entry stairway. The new garage opening would be approx. 9-ft wide and would feature glazed, wood panel garage doors.
- **New Stairway and Handrail:** The project would replace the existing non-historic concrete stair and metal rail with a new stair, stair landing, and handrail. The project would maintain the rough configuration of the entry stair and provide for a new stair landing to the second dwelling unit.

The new handrails would be constructed of wood, and would be designed in a Craftsman architectural style.

- **Primary Façade Alterations:** To accommodate the new residential unit, the project would alter the primary façade by cutting a pedestrian entryway into the existing stair wall off of the new stair landing on the first floor. The project would replace an existing doorway and window with a new glazed, single panel wood door with transom and a new double-hung, wood-sash window. On the primary façade, the existing double-hung, wood-sash windows would be retained and repaired, as required. Similarly, the existing wood trellis would be reconstructed in-kind, due to extensive deterioration.
- **Construction of Horizontal and Vertical Rear Addition:** At the rear, the project would construct a new horizontal addition that would extend approximately 17-ft 6-in from the existing rear façade, as well as a new vertical addition, which would be constructed on top of an existing two-story portion of the existing residence. The new vertical addition would not extend past the peak of the existing gable roof.
- **Side and Rear Façade Alterations:** The project would add new window openings on the side facades, and would alter the rear façade to accommodate the new horizontal and rear additions. The rear façade would be clad in a smooth stucco finish, and would feature wood-sash casement windows.
- **Construction of a New Roof Deck:** The project would construct a new roof deck, which would measure approximately 10-ft 4-in by 27-ft 6-in (or approx. 250 sq ft), and would feature new metal cable rail guardrail.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

Staff finds that the proposed project would not cause a significant adverse impact upon a historic resource such that the significance of the building would be materially impaired. The proposed project would be a compatible alteration to a contributing resource within the designated Liberty-Hill Historic District.

The Department finds that the proposed project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards).

> *Standard 1*
>
> *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project would maintain the subject property's current and historic use as a residence. Therefore, the proposed project complies with Rehabilitation Standard 1.

> *Standard 2*
>
> *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The proposed project maintains the historic character of the subject property, as defined by its character-defining features, including, but not limited to, its overall mass and form, double-hung wood-sash windows, front facing gable, wood rafter tails, and wood trellis, as well as, other elements identified in the designating ordinance for the landmark.

The new stair and handrails on the primary facade would reinforce the subject property's historic character by introducing a handrail material (wood) and design that is compatible with the building's architectural style and surrounding district. The square pattern and rectilinear of the new handrails assists in enhancing the building's Craftsman architectural style. Wood handrails are a character-defining feature of the surrounding district.

The proposed project would also construct a new horizontal and vertical rear addition, which would be located at the rear of the subject property and would not be visible from the public rights of way. This new addition would maintain a sense of the existing building's form and massing, since it would be located behind the existing gable roof, would not extend past the existing roofline, and would not impact any significant historic characteristics of the subject property. The new addition would not impact any historic materials or features of the subject property or district. Therefore, the proposed project complies with Rehabilitation Standard 2.

> *Standard 3*
>
> *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. Although designed in a Craftsman style, the new exterior handrails incorporate elements, which contemporary in nature, including the size, scale and dimension of the balustrades. This new work will not create a false sense of historical development and would be compatible with the surrounding district. Therefore, the proposed project complies with Rehabilitation Standard 3.

> *Standard 4*
>
> *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The proposed project does not involve alterations to the subject building, which have acquired significance in their own right. The existing rear addition does not possess historical significance and does not contribute to the district's historic character. Therefore, the proposed project complies with Rehabilitation Standard 4.

> *Standard 5*
> *Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.*

The proposed project maintains and preserves the subject property's distinctive finishes and character-defining features, including the overall form and massing, wood-sash windows, wood rafter tails, wood trellis, and front facing gable. The project would not impact any distinctive features of the subject property. New work is focused upon non-historic elements of the subject property, including the existing concrete stair, metal handrail, and two-story rear addition. Therefore, the proposed project complies with Rehabilitation Standard 5.

> *Standard 6*
> *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The proposed project calls for the repair of the existing windows on the primary façade and the reconstruction of the existing wood trellis in-kind, due to extensive wood deterioration. Repair of the existing windows is limited to in-kind replacement of glazing, repair of wood sash, and repair of sash weights and cords. Therefore, the proposed project complies with Rehabilitation Standard 6.

> *Standard 7*
> *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The proposed project does not involve chemical or physical treatments. Therefore, the proposed project complies with Rehabilitation Standard 7.

> *Standard 8*
> *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.*

The proposed project includes excavation work. If any archaeological material were to be uncovered, appropriate mitigation would be undertaken. Therefore, the proposed project complies with Rehabilitation Standard 8.

> *Standard 9*
> *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

> *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project includes construction of a horizontal and vertical rear addition, which would be located behind and below the existing gable roof. These new additions would not affect the essential form and integrity of the landmark district, and do not impact any character-defining features of the subject property. Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*. As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________________ Date: 12-2-2013

Tina Tam, *Senior Preservation Planner*

cc:
Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\Cases\2012\2012.1523

The proposed project includes exterior alterations to the subject property, including façade alterations to accommodate a new residential unit and construction of a new two-car garage, main entry stairway, and horizontal and vertical addition.

The new two-car garage would be located east of the existing main entry stair. The roof of the new garage accommodates the new stair landing. Garages are common alterations to residences within the surrounding district. Relative to the site's existing setting, the project would still maintain the building's historic setback's and the overall site's steeply sloped character, as evidenced by the landscaping to the west and sloped landscaping to the east of the stair at the new stair landing. The construction of this new garage would not impact any character-defining features of the existing residence. The new garage would feature glazed, three-panel wood doors, which assist in reinforcing the property's Craftsman architectural character, thus are compatible with the overall character of the residence.

Above the new garage, the new stair landing would include a landscaped area, in order to echo the original sloped landscaped character of this portion of the subject lot. The existing residence is characterized by a steeply sloped topography that is currently heavily landscaped. This steeply sloped character is found among other properties on the same block. The project assist in maintain the existing residence's setback from the street and sloped character by providing for a new garage, which accommodates the slope of the site and landscaping.

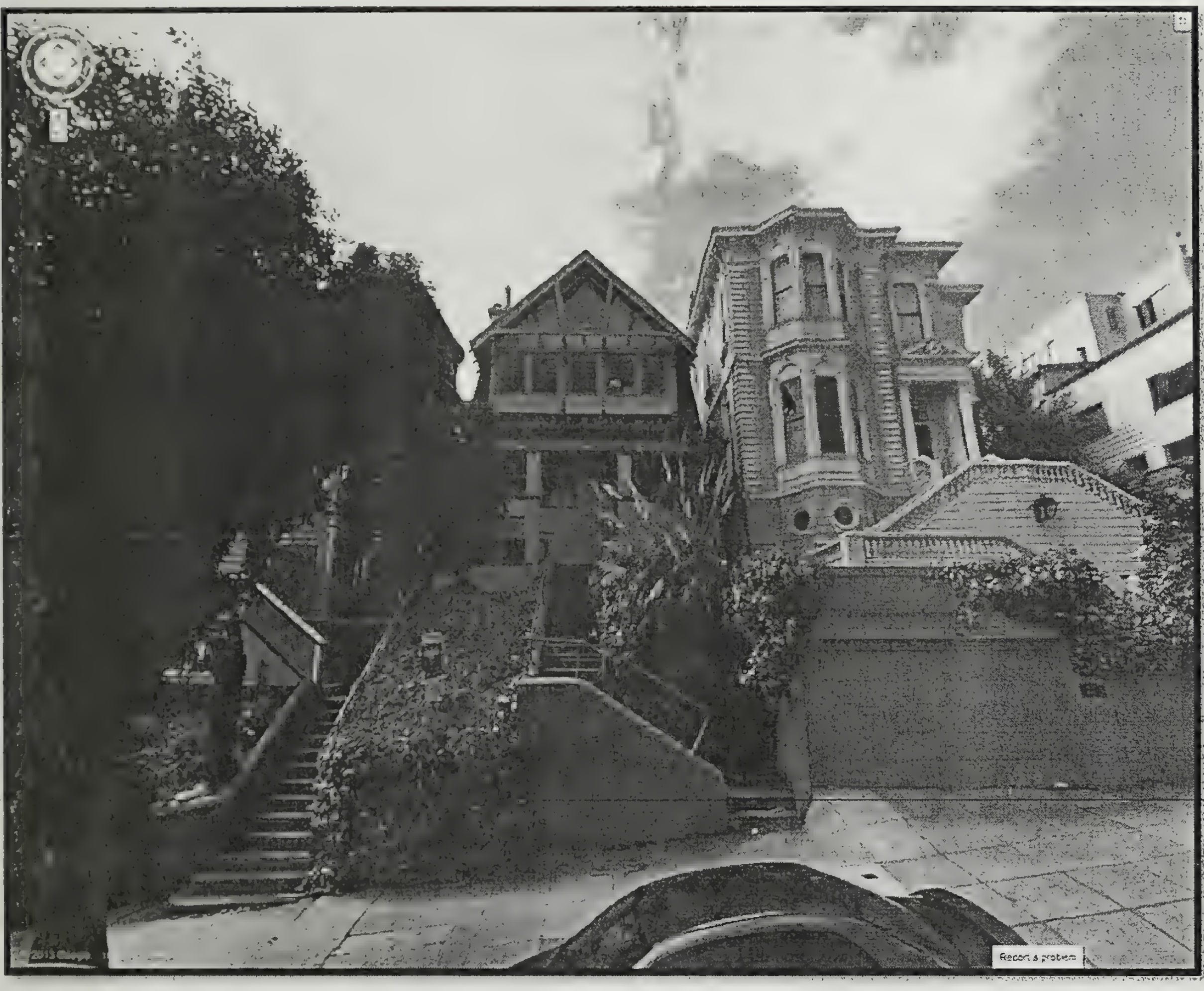
Above the new garage, the façade alterations include three new steps and a narrow cutout to accommodate a pedestrian pathway to the new residential entry. This new residential entry occurs in the location of an existing secondary entry door and window. These façade alterations do not significantly impact any historic materials, since the existing door is not historic and the cutout is narrow and small in scale, thus minimally impacting the exterior façade materials. Further, the cutout would be adorned with simple wood trim, which is consistent with the trim found on the upper stories of the residence, thus relating this alteration to the rest of the residence. The alterations to the existing door and window are more consistent with the character of the residence, since the project would replace a non-historic door with a new more compatible doorway and would introduce a new double-hung wood-sash window, which is more consistent in size, scale and material with the common windows found on the residence.

At the rear, the new vertical and horizontal additions are clearly differentiated from the historic mass of the original residence, as noted by the roofline and the change in siding. The new additions have a flat roof, while the existing historic residence features a gable roof. The new additions would be constructed on top of an existing non-historic addition currently located at the rear of the existing residence. The new additions and rear façade alterations are compatible with the subject property's overall historic character, since the new work is occurring on a rear and non-visible façade, the new smooth stucco is similar in material and design to the property's historic stucco siding (evident on the primary facades), and the mass of the new additions are differential to the historic mass of the original residence.

Overall, the proposed project maintains the historic integrity of the subject property and provides new additions, which are compatible, yet differentiated with the historic residence. Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10

IMAGES



151-153 Liberty Street
(Source: Google Maps, April 2011; accessed December 2, 2013)

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	2010.0726E
Project Title:	**2051 – 2065 Third Street/650 Illinois Street**
Zoning/Plan Area:	UMU (Urban Mixed Use) District; 68-X Height and Bulk District Central Waterfront subarea of the Eastern Neighborhoods Area Plan
Block/Lot:	3994/001B, 001C, 006
Lot Size:	19,620 square feet
Project Sponsor	Jason Check, Raintree Partners 949-606-3099
Staff Contact:	Chelsea Fordham – (415) 575-9071 Chelsea.Fordham@sfgov.org

PROJECT DESCRIPTION:

The proposed project would involve demolition of two existing industrial buildings built in 1927 and 1926, and construction of two new six-story residential buildings with a total of 94 residential units and a 77 off-street parking garage. The proposed new residential buildings would total approximately 106,962 gross square-feet and would have a height of 68 feet (see Figures 1-7 below).

[continued on next page]

EXEMPT STATUS:

Exempt per Section 15183 of the California Environmental Quality Act (CEQA)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Sarah B. Jones
Environmental Review Officer

December 3, 2013
Date

cc: Jason Check, Project Sponsor
Ben Fu, Current Planning Division
Supervisor Malia Cohen, District 10
Virna Byrd, M.D.F.
Historic Preservation Distribution List

GOVERNMENT
DOCUMENTS DEPT

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PROJECT DESCRIPTION (CONTINUED):

The 94 residential units for the proposed project would include a dwelling unit mix of 35 studio units, 19 one-bedroom units, 37 two-bedroom units, one three-bedroom unit, and two loft flex units.[1] The proposed parking garage area would be accessed from a 16-foot wide curb cut off of Illinois Street and would include 77 off-street parking spaces and 76 bicycle parking spaces. The 77 off-street parking spaces would include 69 spaces which would be provided via hydraulic stacking lifts, three Americans with Disabilities Act (ADA) accessible spaces, three car share spaces, and two electric car charging stations. The project is also proposing common spaces including open space and a community room. The 19,620 square-foot (sf) project site is located on a through lot that fronts on both Third and Illinois Streets. The project site is on the east side of Third Street and the west side of Illinois Street between Mariposa Street to the north and 18th Street to the south in San Francisco's Potrero Hill neighborhood. The project site consists of three lots (3994/001B, 001C, and 006) that front on Third and Illinois Streets and would be merged as part of the proposed project. The two existing industrial buildings at 2051 and 2065 Third Street were constructed in 1927 and 1926, respectively, and total 15,041 square feet and range in height from 25 feet to 12 feet. The site is located within the Central Waterfront Subarea of the Eastern Neighborhoods Plan. The project would require a Section 329 Large Project Authorization.

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15183 provides an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR; and d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects peculiar to the 2051 – 2065 Third Street/650 Illinois Street project described above, and incorporates by reference information contained within the Eastern Neighborhoods Rezoning and Area Plans Final EIR (Eastern Neighborhoods EIR) (Case No. 2004.0160E; State Clearinghouse No. 2005032048).

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[1] The two ground floor units along Third Street and Illinois Street are flex/ loft units with high volume (20') front rooms on the lower level overlooked by upper level lofts and private rooms above. These flex loft are proposed to be used residents as office and/or studio spaces along Third Street and Illinois Street.

CITY AND COUNTY OF SAN FRANCISCO
PLANNING DEPARTMENT

2051-2065 Third Street/650 Illinois Street

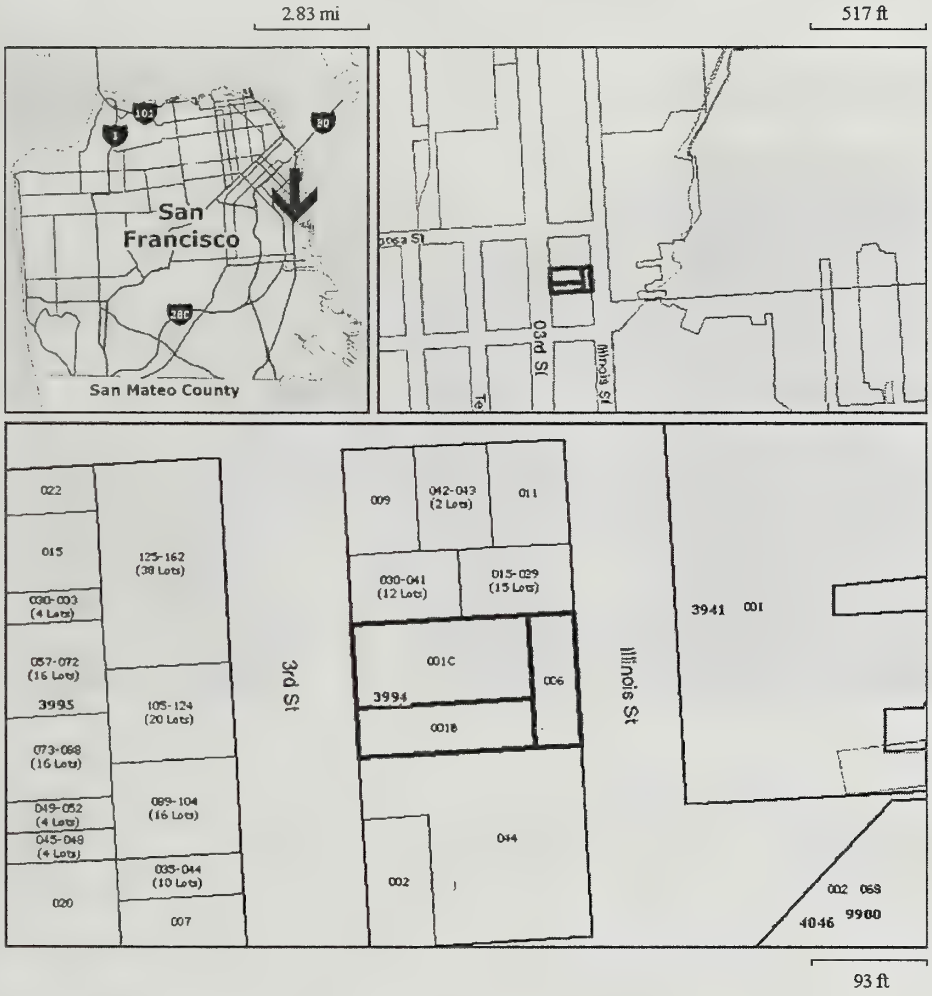

Figure 1 – Project Location Map

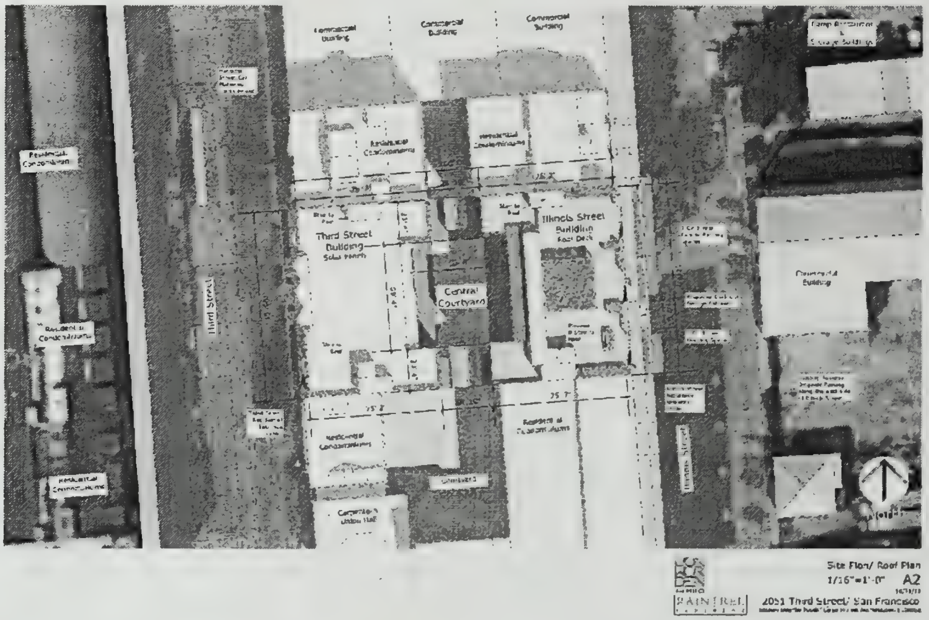

Figure 2 - Site Plan
Source: Jon Worden Architects

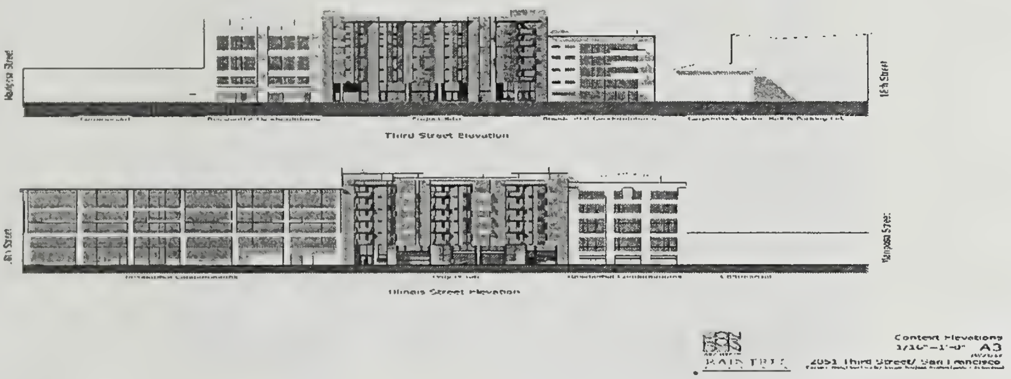

Figure 3 - Third Street and Illionis Street Elavations

Source: Jon Worden Architects

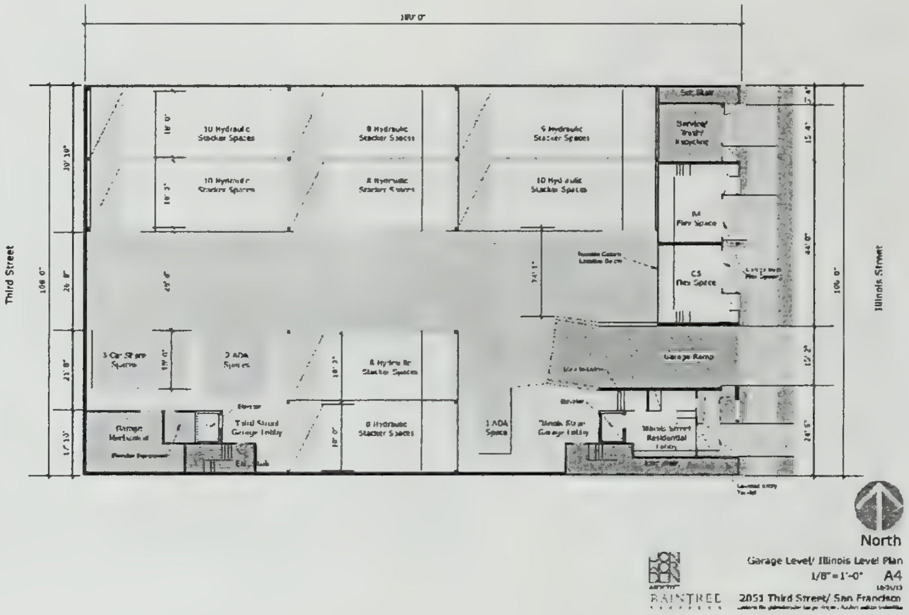
Third Street
106' 0"
10 Hydraulic Stacker Spaces
10 Hydraulic Stacker Spaces
8 Hydraulic Stacker Spaces
8 Hydraulic Stacker Spaces
5 Hydraulic Stacker Spaces
10 Hydraulic Stacker Spaces
3 Car Share Spaces
2 ADA Spaces
8 Hydraulic Stacker Spaces
8 Hydraulic Stacker Spaces
Garage Mechanical
Third Street Garage Lobby
Elevator
1 ADA Space
Illinois Street Garage Lobby
Illinois Street Residential Lobby
Servicing/ Trash/ Recycling
Exit Stair
B4 Flex Space
C5 Flex Space
Garage Ramp
Illinois Street
North
Garage Level/ Illinois Level Plan
1/8" = 1'-0"
A4
RAINTREE
2051 Third Street/ San Francisco

Figure 4 -Garage Floor Plan

Source: Jon Worden Architects

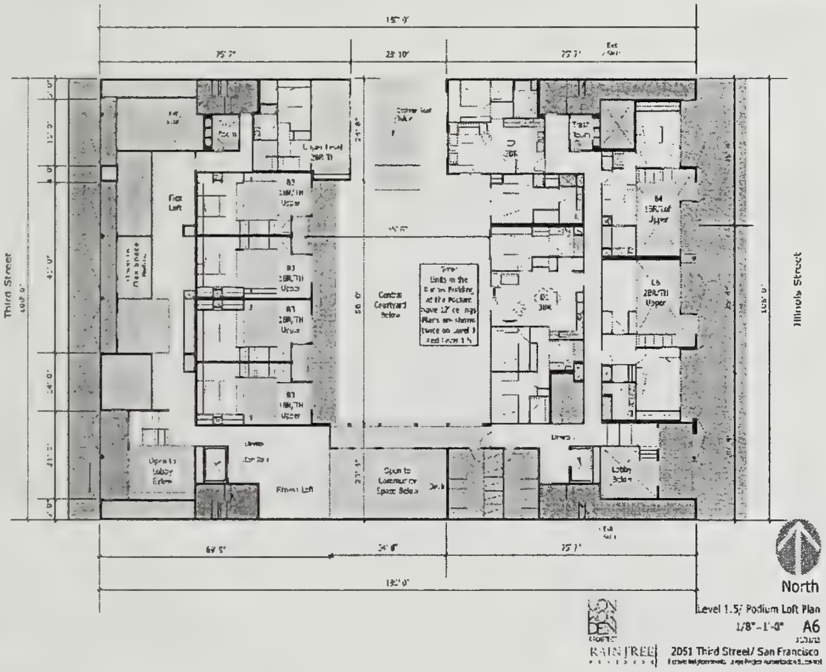

Figure 5 - Podium Level Floor Plan
Source: Jon Worden Architects

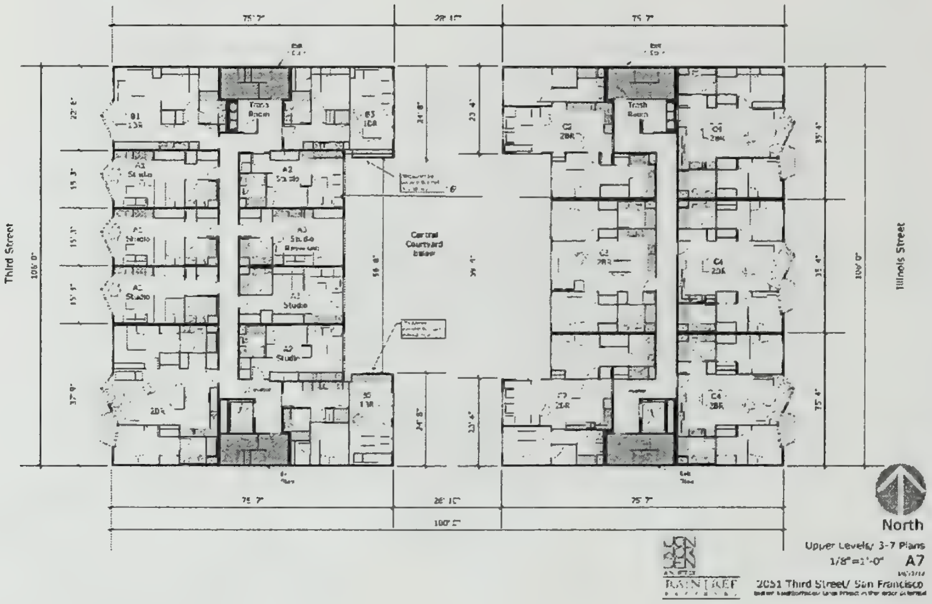

Figure 6 - Floors 3-7 Floor Plan
Source: Jon Worden Architects

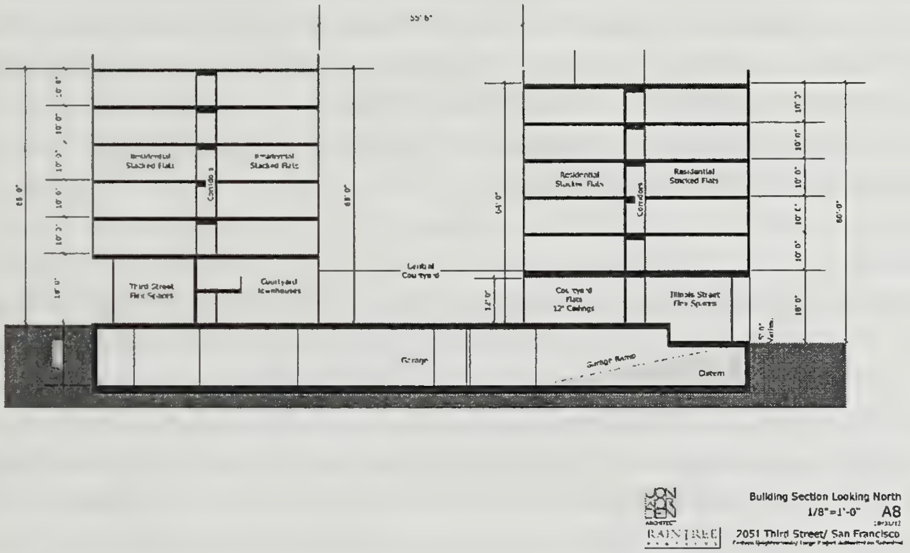

Figure 7 - Sections

Source: Jon Worden Architects

Project-specific studies summarized in this determination were prepared for the proposed project at 2051 – 2065 Third Street/650 Illinois Street to determine if there would be significant impacts attributable to the proposed project. These studies examined that project's potential environmental effects on historic architectural resources, archeological resources, noise, shadow, and hazardous materials. The Community Plan Exemption Checklist (Attachment A) identifies the potential environmental impacts of the proposed project and indicates whether such impacts were addressed in the Eastern Neighborhoods EIR.

This Certificate of Determination (determination) assesses the proposed project's potential to cause environmental impacts and concludes that the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods EIR. This determination does not identify new or additional information that would alter the conclusions of the Eastern Neighborhoods EIR. This determination also identifies mitigation measures contained in the Eastern Neighborhoods EIR that would be applicable to the proposed project at 2051 – 2065 Third Street/650 Illinois Street. Relevant information pertaining to prior environmental review conducted for the Eastern Neighborhoods Plan is included below, as well as an evaluation of potential environmental effects.

Background

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods Rezoning and Area Plan (Eastern Neighborhoods Plan) was adopted in December 2008. The Eastern Neighborhoods Plan was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods Plan also included changes to existing height and bulk districts in some areas, including the project site at 2051 – 2065 Third Street/650 Illinois Street.

During the Eastern Neighborhoods Plan adoption phase, the Planning Commission held public hearings to consider the various aspects of the proposed area plans, and Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods EIR by Motion 17659[2] and adopted the Preferred Project for final recommendation to the Board of Supervisors.[3]

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[2] Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report, Planning Department Case No. 2004.0160E, certified August 7, 2008. The FEIR is on file for public review at the Planning Department, 1650 Mission Street Suite 400 as part of Case No. 2004.0160E, or at: http://www.sfgov.org/site/planning_index.asp?id=67762.

[3] San Francisco Planning Commission Motion 17659, August 7, 2008. http://www.sfgov.org/site/uploadedfiles/planning/Citywide/Eastern_Neighborhoods/Draft_Resolution_Public%20Parcels_FINAL.pdf

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods Final EIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods Draft EIR evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a "No Project" alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the Final EIR.

A major issue in the Eastern Neighborhoods Plan rezoning process was the degree to which existing industrially-zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods EIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's General Plan.

As a result of the Eastern Neighborhoods Plan, the project site has been rezoned to Urban Mixed Use (UMU). The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further on page 4, Land Use. The 2051 – 2065 Third Street/650 Illinois Street project site, which is located in the Central Waterfront Area of the Eastern Neighborhoods, was designated and envisioned as a site with a building up to 68 feet in height and containing a mix of uses.

Individual projects that could occur in the future under the Eastern Neighborhoods Plan would undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed residential project at 2051 – 2065 Third Street/650 Illinois Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods Final EIR. Further, this determination finds that the Eastern Neighborhoods Final EIR adequately anticipated and described the impacts of the proposed 2051 – 2065 Third Street/650 Illinois Street, and identified the mitigation measures applicable to the proposed project. The proposed project is also consistent with the zoning controls for the project site. Therefore, no further CEQA evaluation for the 2051-2065 Third Street/650 Illinois Street project is necessary.

Environmental Effects

The Eastern Neighborhoods Final EIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Plan. The proposed 2051 – 2065 Third Street/650 Illinois Street project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods Plan and would represent a small part of the growth that was forecast for the Eastern Neighborhoods Plan. Thus, the project analyzed in the Eastern Neighborhoods EIR considered the incremental impacts of the proposed 2051 – 2065 Third Street/650 Illinois Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods EIR. The following discussion demonstrates that the 2051 – 2065 Third Street/650 Illinois Street project would not result in significant impacts beyond those analyzed and disclosed in the Eastern Neighborhoods EIR, including project-specific impacts related to land use, aesthetics, air quality, archeological resources, historic architectural resources, shadow, transportation, and noise.

Land Use

The proposed project would replace two existing industrial buildings and a surface parking area totaling 15,041 square feet with two residential buildings totaling 106,962 square foot containing 94 residential units and 77 parking spaces. Planning Department staff has determined that the proposed project is consistent with the Eastern Neighborhoods Plan and satisfies the requirements of the General Plan and the Planning Code.[4,5] The project would intensify uses on the project site by constructing a larger building than the existing structures. However, the new land uses would not have an effect on the character of the vicinity beyond what was identified in the Eastern Neighborhoods FEIR. The proposed building is consistent with the height and bulk controls and the proposed uses are consistent with the UMU zoning controls of the site, all of which were analyzed in the Eastern Neighborhoods EIR. Further, because the proposed building would be located within the boundaries of three existing parcels, the project would not physically divide an established community.

The Eastern Neighborhoods Plan rezoned much of the city's industrially zoned land. The goals of the Area Plan were to reflect local values, increase housing, maintain some industrial land supply, and

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4 Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 2051 – 2065 Third Street/650 Illinois Street. This document is on file and available for review as part of Case File No. 2010.0726E at the San Francisco Planning Department, 1650 Mission Street, Suite 400

5 Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Neighborhood Analysis, 2051-2065 Third Street/659 Illinois Street. This document is on file and available for review as part of Case File No. 2010.0726E at the San Francisco Planning Department, 1650 Mission Street, Suite 400

improve the quality of all existing areas with future development. A major focus in the Area Plan process was the degree to which existing industrially zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR (Production, Distribution, and Repair) employment and businesses.

The Eastern Neighborhoods FEIR evaluated three land use alternatives. Option A retained the largest amount of existing land that accommodated PDR uses and converted the least amount of industrially zoned land to residential use. Option C converted the most existing land accommodating PDR uses to residential and mixed uses. Option B fell between Options A and C.

While all three options were determined to result in a decline in PDR employment, the loss of PDR jobs was determined to be greatest under Option C. The alternative ultimately selected – the 'Preferred Project' – represented a combination of Options B and C. Because the amount of PDR space to be lost with future development under all three options could not be precisely gauged, the FEIR determined that the Preferred Project would result in a significant and unavoidable impact on land use due to the cumulative loss of PDR use in the Area Plan. This impact was addressed in a Statement of Overriding Considerations with CEQA Findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

The Eastern Neighborhoods FEIR included one mitigation measure, Mitigation Measure A-1, for land use controls in Western SoMa that could incorporate, at a minimum, no net loss of land currently designated for PDR uses, restrict non-PDR uses on industrial (or other PDR-designated) land, and incorporate restrictions on potentially incompatible land uses proximate to PDR zones. The measure was judged to be infeasible, because the outcome of the community-based Western SoMa planning process could not be known at the time, and the measure was seen to conflict with other City policy goals, including the provision of affordable housing. The project site is not located in Western SoMa; therefore this mitigation measure is not applicable.

The project site is in the Central Waterfront Area Plan of the San Francisco General Plan and is in the Urban Mixed Use (UMU) District, which is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially zoned area. The UMU District is also intended to serve as a buffer between residential districts and PDR Districts in the Eastern Neighborhoods. Allowed uses within the UMU District include PDR uses such as light manufacturing, home and business services, arts activities, warehouses, and wholesaling. Additional permitted uses include retail, educational facilities, nighttime entertainment, and motor vehicle services (e.g., automobile sale or rental). Housing is also permitted, but is subject to higher affordability requirements. Family-sized dwelling units are encouraged. The proposed project's residential use is consistent with uses permitted within the UMU District.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods FEIR related to land use and planning.

Cultural Resources

Archeological Resources

The Eastern Neighborhoods EIR identified a significant impact to archeological resources and determined that *Mitigation Measures J-1: Properties with Previous Studies, J-2: Properties with No Previous Studies,* and *J-3: Mission Dolores Archeological District* would reduce the effects to a less-than-significant level. Since the proposed site is located outside Archeological Mitigation Zone A and B, and since no previous studies have been conducted on the project site, Mitigation Measure J-2 applies to the proposed project.

Pursuant to *Mitigation Measure J-2,* a Preliminary Archeological Sensitivity Study memorandum was prepared for the proposed project. [6] The Planning Department conducted an archeological assessment review[7] of the project site and found that there is a possibility that archeological features associated with ship building/repair operations (1867-1900) could be present within the project site fill matrix. If features and/or deposits associated with the 19th Century ship building facilities have research integrity and would be adversely affected by project activities, the project may have a potential adverse effect to an historical resource under CEQA. Therefore, implementation of the Planning Department's standard Mitigation Measure 3 Archeological Resources - Archeological Testing would reduce potential effects of the proposed project to archeological resources to a less-than-significant level.

Historic Architectural Resources

The Eastern Neighborhoods FEIR anticipated that program implementation may result in demolition of buildings identified as historical resources, and found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

Eastern Neighborhoods FEIR *Mitigation Measure K-1, Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area,* required certain projects to be presented to the Landmarks Preservation Advisory Board (now the Historic Preservation Commission). This mitigation measure is no longer relevant, because the Central Waterfront Historical Resource Survey was completed and adopted by the Historic Preservation Commission on June 15, 2011. Mitigation Measures K-2 and K-3, which amended Article 10 of the Planning Code to reduce potential adverse effects to contributory structures within the South End Historic District (East SoMa) and the Dogpatch Historic District (Central Waterfront), do not apply because the proposed project it is not located within the South End or Dogpatch Historic Districts.

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[6] Allison Vanderslice, EP archeologist, memorandum to Chelsea Fordham, EP planner, April 5, 2013. This memorandum is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2010.0726E.

As discussed in the Eastern Neighborhoods Area Plans EIR, "[Central Waterfront] rezoning proposals expand residential-permitting zoning along Minnesota, Tennessee, Third and Illinois streets between Mariposa and 25th streets, as well as along 280 between Mariposa and 20th. The vast majority of this land is currently zoned Heavy Industrial (M-2). The rezoning proposals would expand residential-permitting zoning to 43 parcels containing known or potential historical resources, including 34 structures that are known historical resources." Adoption of the Eastern Neighborhoods rezoning proposals resulted in the zoning reclassification of the subject property from M-2 to UMU. The Eastern Neighborhoods Rezoning Plan height limit increases for the Central Waterfront area were proposed along Third and Illinois streets, and in the southern portion of the plan area, between 22nd and 25th streets.

The project site is currently two buildings and a vacant surface lot. The project site characteristics for each parcel are summarized below.

- **2051 3rd Street (Block 3994, Lot 001C):** The project site at 2051 3rd Street was constructed in 1927 as a warehouse and office, and was originally occupied by the Martin Ship Service, who were involved in the cleaning of large ships. 2051 Third Street is a one-story, wood-frame commercial building with vertical wood siding and a pent roof.

- **2051 3rd Street (Block 3994, Lot 001B):** The project site at 2065 3rd Street was constructed in 1926 as an office and garage, and was originally associated with the Crescent Oil Company (later known as the Crescent Pacific Oil Company), who were wholesale dealers of oil and lubricant. 2065 Third contains a two-story, concrete commercial building with double-hung vinyl-sash windows, multi-pane glass block windows, and steel roll-up doors.

- **2051 3rd Street (Block 3994, Lot 006):** The project site at 650 Illinois Street is a vacant lot measuring 37 ft by 107 ft with frontage on Illinois Street.

The two existing properties at 2051 and 2065 Third Street were surveyed by the City of San Francisco as part of the adopted Central Waterfront Historic Resources Survey in 2001, and subsequently amended in 2008. In 2001, 2051 3rd Street was assigned a National Register Status Code (NRSC) of "5S3," which designated the property as "Not Eligible for Local Listing-Is Eligible for Special Consideration in Local Planning." In August 2003, the State of California Office of Historic Preservation adopted the California Historic Resource Status Codes (CHRSC) system and converted NRSC into CHRSC. Therefore, 2051 3rd Street was converted from a NRSC of "5S3" to a CHRSC of "6L," which designates the property as "Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning."[8] In 2001, 2065 3rd Street was assigned a NRSC of "6Z1," which designated the subject property as "Found ineligible for NR [National Register] with no potential for any listing." In August 2003, the Office of Historic Preservation adopted the CHRSC system, and converted NRSC into CHRSC. Therefore, 2065 3rd Street was converted from a NRSC of "6Z1" to a CHRSC of "6Z," which designates the property as "Found ineligible for NR, CR or Local designation through survey evaluation." The findings of the survey were endorsed by the Planning Commission on June 13, 2002 by Motion No. 16431.

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[8] California State Office of Historic Preservation, *Technical Assistance Bulletin #8: User's Guide to California Historical Resource Status Codes & Historic Resources Inventory Directory* (November 2004).

Therefore, for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures, the three subject parcels are classified as follows:

- 2051 3rd Street = Category C (Properties Determined Not To Be Historical Resources or Properties For Which The City Has No Information Indicating That The Property Is An Historical Resource) because of its CHRSC of "6L" classification.

- 2065 3rd Street = Category C (Properties Determined Not To Be Historical Resources or Properties For Which The City Has No Information Indicating That The Property Is An Historical Resource) because of its CHRSC of "6Z" classification.

- 650 Illinois Street = Category C (Properties Determined Not To Be Historical Resources or Properties For Which The City Has No Information Indicating That The Property Is An Historical Resource) because the subject parcel is vacant with no built resources.

The subject properties at 2051 and 2065 Third Street or 650 Illinois Street do not appear to have associations with any early developers, nor have they contributed to the pattern of development for the surrounding neighborhood. Based upon the Central Waterfront Historic Resource Survey and the consultant reports, 2051 3rd Street, 2065 3rd Street and 650 Illinois Street are not eligible for inclusion in the California Register individually or as a contributor to a historic district under Criterion 1 (Events).[9,10,11] To date, no information has become available to suggest that the subject buildings have contributed to significant events within local or regional history or the cultural heritage of California and the United States. To be eligible under this criterion, a building cannot merely be associated with historic

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[9] Tim Kelley Consulting, Historical Resource Evaluation: 2051 3rd Street, San Francisco, California, January 2012. This document is on file and is available for review as part of Case File No. 2010.0726E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

[10] ICF International, Historical Resource Evaluation: 2051 3rd Street, San Francisco, California, July 2012. This document is on file and is available for review as part of Case File No. 2010.0726E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

[11] ICF International, Addendum to Historical Resource Evaluation for 2051 3rd Street, San Francisco, Addressing A Property at 2065 3rd Street, September 2012. This document is on file and is available for review as part of Case File No. 2010.0726E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

events or trends but must have a specific association to be considered significant. Additionally, based upon the Central Waterfront Historic Resource Survey and the consultant reports, it was found that no persons of known historical significance appear to have been associated with the subject buildings; therefore, 2051 Third Street, 2065 Third Street and 650 Illinois Street are not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Lastly, it was found that 2051 3rd Street, 2065 3rd Street, or 650 Illinois Street are not eligible for listing in the California Register under Criterion 3 (Architecture) either individually or as part of a historic district. These two former industrial properties (2051 and 2065 3rd Street) are not architecturally significant nor do they possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The subject properties do not embody any notable characteristics which distinguish the buildings as historically significant and were therefore determined to not meet any of the aforementioned California Register significance criteria. Consequently, it was determined that the subject buildings are not considered historical resources for the purpose of CEQA, either as an individual resource or as a contributor to a potential historic district or district boundary extension. Therefore, the demolition of these buildings as part of the proposed project would not have an adverse impact on historical resources as defined by CEQA and this impact would be less-than-significant.

The subject property is located in the Central Waterfront neighborhood off of the Third Street corridor, which is a former industrial area that has been recently converted into a mixed-use neighborhood. Much of the recent new construction along Third Street is four- to five-stories in height and is primarily composed of apartment units. To the east of the subject parcels along Illinois Street, the surrounding neighborhood still retains much of its early industrial character. The subject parcels are located within the vicinity of the Potrero Point Historic District, which includes three historic districts including the Dogpatch Historic District, Pier 70 Historic District, and the Third Street Industrial Historic District.

The Dogpatch Historic District is designated in Article 10 of the San Francisco Planning Code. The Pier 70 Historic District has been determined eligible for listing in the National Register of Historic Places. The Third Street Industrial Historic District has been determined eligible for the California Register of Historical Resources as part of the Central Waterfront Historic Resources Survey. This eligible district extends along Third Street from the northeast corner of 18th Street to 24th Street, inclusive of PG&E's Potrero Station A and the remnants of the Western Sugar Refinery. The project site is not located within the boundaries of any of these historic districts.

In light of the above historical resources discussion, the proposed demolition of the two existing buildings would not contribute to the significant historical resource impact identified in the Eastern Neighborhoods EIR

Transportation

The proposed project is not located within an airport land use plan area or in the vicinity of a private airstrip. Therefore, significance criterion 5c would not apply to the proposed project.

Trip Generation

Proposed Project Trip Generation: Trip generation of the proposed project was calculated using information in the 2002 Transportation Impacts Analysis Guidelines for Environmental Review (SF Guidelines) developed by the San Francisco Planning Department.[12] The proposed project would generate about 800 person trips (inbound and outbound) on a weekday daily basis, consisting of 580 person trips by auto, 129 transit trips, 40 walk trips and 51 by other modes. During the p.m. peak hour, the proposed project would generate an estimated 94 vehicle trips (accounting for vehicle occupancy data for this Census Tract). Due to the project's location near major transit routes, this is likely a conservative estimate of vehicle trips.

The estimated 94 new p.m. peak hour vehicle trips would travel through the intersections surrounding the project block. Intersection operating conditions are characterized by the concept of Level of Service (LOS), which ranges from A to F and provides a description of an intersection's performance based on traffic volumes, intersection capacity, and vehicle delays. LOS A represents free flow conditions, with little or no delay, while LOS F represents congested conditions, with extremely long delays; LOS D (moderately high delays) is considered the lowest acceptable level in San Francisco. Given that the proposed project would add approximately 94 new p.m. peak hour vehicle trips to surrounding intersections, it is not anticipated to substantially increase traffic volumes at these or other nearby intersections, nor substantially increases average delay that would cause these intersections to deteriorate to unacceptable levels of service.

The Eastern Neighborhoods Final EIR evaluated three land use options. The proposed project is located in the Central Waterfront Subarea of the Eastern Neighborhoods, which included the analysis (existing and 2025 operating conditions) of intersections in the area based on proposed development plan options of the Eastern Neighborhoods. The Third St./Mariposa St. intersection (half block from project site) would change from LOS B to LOS C under 2025 weekday p.m. peak hour conditions under all Plan options; the Third St./16th St. intersection (two blocks away) is anticipated to continue to operate at LOS D under 2025 weekday p.m. peak hour conditions under all Plan options; the Mariposa St./I-280 NB off-ramp intersection (four blocks away) is anticipated to change from LOS C to LOS D under all Plan options; and the Mariposa St./I-280 SB off-ramp intersection (four blocks away) would change from LOS F to LOS B under all Plan options.[13]

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[12] Chelsea Fordham, San Francisco Planning Department, *Transportation Calculations,* July 31, 2013. These calculations are available for review as part of Case File No. 2010.0094E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

The nearest Central Waterfront Subarea intersection in which the Eastern Neighborhoods Final EIR identified a significant impact under 2025 weekday p.m. peak hour was at 25th St/Indiana St. intersection (approximately 13 blocks to the south of the project site) which operated at LOS B under existing (baseline) conditions and would deteriorate to LOS F under 2025 weekday p.m. peak hour operating conditions under all Plan options. The other nearby Subarea intersection in which the Eastern Neighborhoods Final EIR identified a significant impact under 2025 weekday p.m. peak hour was at Third/César Chávez Street (approximately 12 blocks to the south of the project site) which operated at LOS C under existing (baseline) conditions and would deteriorate to LOS F under 2025 weekday p.m. peak hour operating conditions under Plan options A and B. It is likely these conditions would occur with or without the project, and the proposed project's contribution of 94 p.m. peak hour vehicle trips would not be a substantial proportion of the overall traffic volume or the new vehicle trips generated by Eastern Neighborhoods' projects, should they be approved. Under the Eastern Neighborhoods Final EIR, a specific mitigation measure to add a new traffic signal was identified for the 25th St./Indiana St. intersection. Under the Eastern Neighborhoods Final EIR, a specific mitigation measure was not proposed for the Third/César Chávez intersection and a Statement of Overriding Considerations related to the significant and unavoidable cumulative (2025) traffic impacts was adopted as part of the EIR Certification and project approval on January 19, 2009. As a result, the proposed project would have the potential to contribute to a significant impact to 2025 Cumulative conditions identified in the Eastern Neighborhoods EIR. However, the proposed project would not result in a project-specific traffic impact, therefore, requiring no further project specific analysis.

Transit

As indicated above, the proposed project is estimated to add 129 daily transit person trips, of which 22 would occur in the p.m. peak hour. The project site is served by several local and regional transit lines including Muni lines T-Third, 22-Filmore, and 48-Quintara, and therefore, the additional 22 P.M. peak hour trips which would be spread among these transit lines and likely be accommodated on existing routes, and would result in a less-than-significant effect to transit services.

The Eastern Neighborhoods Final EIR identified significant and unavoidable cumulative impacts relating to increases in transit ridership due to the change from 2025 No-Project operating conditions for Muni lines 9, 10, 12, 14, 14L, 22, 27, 47, 49 and 67 under all Eastern Neighborhoods rezoning options. Mitigation measures proposed to address these impacts related to pursuing enhanced transit funding; conducting transit corridor and service improvements; and increasing transit accessibility, service information, and storage/maintenance capabilities for Muni lines in Eastern Neighborhoods. Even with mitigation, however, cumulative impacts on the above lines were found to be significant and unavoidable and a Statement of Overriding Considerations with findings was adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009. The proposed project would not conflict with the implementation of these mitigation measures, and it is likely the significant and unavoidable cumulative transit conditions would occur with or without the proposed project. The proposed project's contribution of 22 p.m. peak hour transit trips would not be a substantial proportion of the overall transit volume generated by Eastern Neighborhood projects. The proposed project would have the potential to contribute to a significant impact to 2025 Cumulative transit conditions identified in the Eastern Neighborhoods EIR. However, the proposed project would not result in a project-specific transit impact.

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[13] San Francisco Planning Department, *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report*, certified January 19, 2009. File No. 2004.0160E.

Parking

Under Planning Code Section 843.08, the proposed project would not be required to provide off-street parking spaces. Pursuant to *Planning Code* Sections 151.1, residential units are permitted up to 0.75 parking spaces per dwelling unit. Additionally, *Planning Code* Sections 151.1 permits residential units in UMU District with at least 2 bedrooms and at least 1,000 square feet of occupied floor area to have up to 1 parking space per dwelling unit. The proposed would be permitted to provide up to 80 off-street parking spaces because the proposed project would construct 55 studios and one-bedrooms, and 39 two and three bedrooms units that are over 1,000 sf. The project is proposing 77 off-street parking spaces (69 spaces which would be provided via hydraulic stacking lifts, three Americans with Disabilities Act (ADA) accessible spaces, three car share spaces, and two electric car charging stations), and would therefore comply with *Planning Code* Sections 151.1

Based on the methodology presented in the 2002 *Transportation Guidelines,* on an average weekday, the demand for parking would be 119 spaces for the proposed project. Thus, the project would have an unmet parking demand of 42 spaces. The parking shortfall is considered to be a less-than-significant impact, regardless of the availability of on-street parking under existing conditions. Parking conditions are static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial deficit in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a deficit in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial deficit in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts cause by congestion), depending on the project and its setting.

The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Polices, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

The parking demand for the new uses associated with the proposed project was determined based on the methodology presented in the *Transportation Guidelines*. On an average weekday, the estimated demand for parking would be 119 spaces. The proposed project would provide 77 off-street spaces. Thus, the project would have an unmet parking demand of an estimated 42 spaces. While the proposed off-street parking spaces would be less than the anticipated parking demand, the resulting parking deficit would not result in a significant impact in this case. At this location, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces within a reasonable distance of the project vicinity. Additionally, the project site is well served by public transit and bicycle facilities. Any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays are created.

Further, the project site is located in a UMU Use District where under Section 151.1 of the *Planning Code,* the proposed project would not be required to provide any off-street parking spaces. In summary, the proposed project would not result in a substantial parking deficit or create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians. Therefore, parking impacts would be less than significant.

In summary, the proposed project would not result in a substantial parking deficit with or without the off-street parking currently proposed that would create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians. Therefore, impacts related to parking would be less than significant.

Loading

Based on the SF Guidelines, the proposed project would generate an average loading demand of 0.15 truck-trips per hour. Planning Code Section 152.1 requires one off-street loading space for residential developments of 100,001 – 200,000 square feet. The project is proposing one on-street loading space. For projects in the Eastern Neighborhoods Mixed Use Districts that are subject to Section 329, Large Project Authorization, the Planning Commission may waive these requirements per the procedures of Section 329 if it finds that the design of the project would be improved and that such loading could be sufficiently accommodated on adjacent streets and alleys. The proposed project would avoid the potential for impacts to adjacent roadways due to loading activities by limiting all long-term and construction loading/staging operations to the existing on-street parking area along Illinois Street. Vehicles performing move in/move out activities would be able to obtain temporary parking permits for loading and unloading operations on Illinois Street.

Pedestrian and Bicycle Conditions

Based on the SF Guidelines, the proposed project would generate approximately seven p.m. peak-hour pedestrian trips. The proposed project would not cause a substantial amount of pedestrian and vehicle conflict, as there are adequate sidewalk and crosswalk widths. Pedestrian activity would increase as a result of the proposed project, but not to a degree that could not be accommodated on local sidewalks or would result in safety concerns.

In the vicinity of the project site, there are four major Citywide Bicycle Routes. Illinois Street, from 16th Street to Cesar Chavez includes the entirety of bicycle route #5, Indiana Street comprises a portion of bicycle route #7, Mariposa Street a portion of route #23, and 16th Street a portion of route #40. Bicycle route #5 is adjacent to the project site. The proposed project would place its garage entrance and a 16"-foot-wide curb cut along Illinois Street in the vicinity of bicycle route #5. Therefore, vehicles entering and exiting the proposed garage and service entrance could result in potential conflicts with bicycle traffic and vehicles. However, the increase in vehicular trips from the proposed project would not substantially increase bicycle conflicts because the project would generate relatively low levels of traffic and would reduce the size of the existing curb cut, which is 55 feet. Therefore, the proposed project would not substantially increase bicycle conflicts from the existing conditions. Although the proposed project would result in an increase in the number of vehicles in the project vicinity, this increase would not substantially affect bicycle travel in the area.

In summary, the project would not result in a significant effect with regard to transportation.

Noise

The Eastern Neighborhoods FEIR identified potential conflicts related to residences and other noise sensitive uses in proximity to noisy uses such as PDR, retail, entertainment, cultural, institutional, educational, and office uses. In addition, the Eastern Neighborhoods FEIR noted that projects could incrementally increase traffic-generated noise on some streets in the project area, and could result in construction noise impacts from pile driving and other construction activities. With implementation of six noise mitigation measures cited in the FEIR, Plan-related noise impacts were found to be less than significant.

Ambient noise levels in the vicinity of the project site are typical of noise levels in neighborhoods in San Francisco, which are dominated by vehicular traffic, including trucks, cars, Muni light rail and buses, emergency vehicles, and land use activities, such as industrial uses and periodic temporary construction-related noise from nearby development, or street maintenance. The noise analysis prepared for the project states that the main source of noise that would affect the project site is vehicular traffic on Third Street and to a lesser extent traffic on Illinois Street.[14] Noises generated by residential uses are common and generally accepted in urban areas. The noise generated by the occupants of the proposed project would not be considered a significant impact of the proposed project. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

The *San Francisco General Plan* noise guidelines indicate that any new residential development in areas with noise levels above 60 dBA should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features are included in the design. In areas where noise levels exceed 65 dBA, a detailed analysis of noise reduction requirements must be done and needed noise insulation features included in the design. According to the Eastern Neighborhoods Final EIR, noise levels on Third and Illinois Streets are both between 65.1 and 70.0 dBA. Title 24 of the California Code of Regulations establishes uniform noise insulation standards for multi-unit residential projects (including hotels, motels, and live/work developments). This state regulation requires meeting an interior standard of 45 dBA in any habitable room. The Department of Building Inspections (DBI) would review the final building plans to ensure that the building wall and floor/ceiling assemblies for the residential development meet State standards regarding sound transmission for residents.

The Eastern Neighborhoods Final EIR identified a significant impact related to new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), where such development is not already subject to the California Noise Insulation Standards in Title 24 of the

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[14] Rosen, Goldberg, Der, & Lewitz, Inc., 2051 Third Street - Environmental Noise Analysis, January 19, 2012. This document is on file and is available for review as part of Case File No. 2010.0726E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

California Code of Regulations. Since the proposed project is subject to Title 24, *Mitigation Measure F-3: Interior Noise Levels* from the Eastern Neighborhoods Final EIR is not applicable.

The Eastern Neighborhoods Final EIR identified a significant impact related to potential conflicts between existing noise-generating uses and new sensitive receptors, for new development including noise-sensitive uses. Since the proposed project includes noise-sensitive uses with sensitive receptors, *Mitigation Measure F-4: Siting of Noise-Sensitive Uses* applies to the proposed project. Pursuant to this measure, Rosen, Goldberg, Der, & Lewitz, Inc conducted a noise study that included a 24-hour noise measurement and site survey of noise-generating uses within two blocks of the project site.[15] The 24-hour noise measurement recorded a day-night noise average of 74 dBA (Ldn) on Third Street and 66 dBA (Ldn) on Illinois Street. These measurements are slightly higher than forecasted by noise modeling undertaken by the Department of Public Health, which predicts a traffic noise level of between 65.1 dBA and 70 dBA (Ldn) for the project block of Illinois and Third Streets (and surrounding blocks). The noise analysis site survey did identify existing noise sources within 900 feet of the site. The noise survey identified that there were cement trucks that drive along Illinois Street which are associated with a ready-mixplant to the south of the project site. Other existing nearby noise sources within 900 feet of the site include various commercial uses and a dry dock shipyard to the east across from Illinois Street, construction of the UCSF Medical Center at Mission Bay at the northwest corner of Third Street and Mariposa. There is also a Cemex ready-mix concrete plant to the north of the project site along Illinois Street.

Given the noise environment at the project site, the noise analysis concluded that it would appear that conventional residential construction, which would include double-paned windows and wall assemblies (which should provide a noise reduction of up to 31 dBA noise reduction), would be sufficient to ensure an interior noise environment in habitable rooms of 45 dBA (Ldn) as required by the San Francisco Building Code. The noise analysis for the project site recommends that the project sponsor use sound rated windows and possibly special exterior wall construction along Third and Illinois Street elevations. Additionally, windows that would face along Third and Illinois Street should have a source of ventilation or air conditioning system to not compromise the sound attenuation of the exterior façade and to meet the indoor noise standards. The noise analysis has demonstrated that acceptable interior noise levels consistent with those in the Title 24 standards can be attained by the proposed project; therefore, no further acoustical analysis or engineering is required.

The Eastern Neighborhoods Final EIR identified a significant impact related to potential conflicts between existing sensitive receptors and new noise-generating uses and determined that *Mitigation Measures F-5: Siting of Noise-Generating Uses* would reduce effects to a less-than-significant level. Since the proposed development proposes residential uses that would not be expected to generate noise levels in excess of ambient noise in the vicinity of the project site, *Mitigation Measure F-5* is not applicable.

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[15] Rosen, Goldberg, Der, & Lewitz, Inc., Ibid

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code). The Noise Ordinance requires that construction work be conducted in the following manner: 1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); 2) impact tools must have intake and exhaust mufflers that are approved by the Director of the Department of Public Works (DPW) to best accomplish maximum noise reduction; and 3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m., unless the Director of DPW authorizes a special permit for conducting the work during that period.

DBI is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m.). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Nonetheless, during the approximately 14-month construction period for the proposed project, occupants of nearby properties could be disturbed by construction noise and possibly vibration. There may be times when noise could interfere with indoor activities in nearby residences and other businesses near the project site and may be considered an annoyance by occupants of nearby properties. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project because the construction noise would be temporary, intermittent, and restricted in occurrence and level, as the contractor would be obliged to comply with the City's Noise Ordinance.

The Eastern Neighborhoods EIR identified a significant impact related to construction noise that would include pile driving and determined that *Mitigation Measure F-1: Construction Noise and F-2: Construction Noise* would reduce effects to a less-than-significant level. The proposed project would involve driving approximately 150 displacement piles to support the proposed foundation. Displacement piles are typically screwed in and do not require pile driving, and therefore would not generate the noise and vibration impacts typically caused by pile driving. Therefore, Mitigation Measure F-1, which requires projects that include pile-driving and are within proximity to noise-sensitive uses to ensure that piles be pre-drilled, would not apply to the proposed project.

Mitigation Measure F-2 requires individual projects that include particularly noisy construction procedures in proximity to sensitive land uses to submit a site-specific noise attenuation measures under the supervision of a qualified acoustical consultant to the Department of Building Inspection prior to commencing construction. The project would not create noise levels that could substantially affect any nearby residents.

In addition, all construction activities for the proposed project (approximately nine months) would be subject to and would comply with the San Francisco Noise Ordinance (Article 29 of the San Francisco

Police Code) (Noise Ordinance) as outlined below. In summary, the project would not result in a significant effect with regard to noise.

Air Quality

The Eastern Neighborhoods FEIR identified potentially significant air quality impacts related to construction activities that may cause wind-blown dust and pollutant emissions; roadway-related air quality impacts on sensitive land uses; and the siting of uses that emit diesel particulate matter (DPM) and toxic air contaminants (TACs) as part of everyday operations. The Eastern Neighborhoods FEIR identified four mitigation measures that would reduce air quality impacts to less-than-significant levels.

Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. The Eastern Neighborhoods FEIR identified potentially significant air quality impacts related to construction activities that may cause wind-blown dust and pollutant emissions; roadway-related air quality impacts on sensitive land uses; and the siting of uses that emit diesel particulate matter (DPM) and toxic air contaminants (TACs) as part of everyday operations. The Eastern Neighborhoods FEIR identified four mitigation measures that would reduce air quality impacts to less-than-significant levels.

Subsequently, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). These regulations and procedures set forth by the San Francisco Building Code ensure that potential dust-related air quality impacts would be reduced to less than significant. Since the project is required to comply with the Construction Dust Control Ordinance, the project would not result in a significant impact related to construction air quality and Mitigation Measure G-1 is not applicable.

Also subsequent to publication of the FEIR, the Bay Area Air Quality Management District (BAAQMD), the regional agency with jurisdiction over the nine-county San Francisco Bay Area Air Basin (SFBAAB), provided updated 2011 BAAQMD *CEQA Air Quality Guidelines* (Air Quality Guidelines),[16] which provided new methodologies for analyzing air quality impacts, including construction activities. The Air Quality Guidelines provide screening criteria for determining whether a project's criteria air pollutant emissions may violate an air quality standard, contribute to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants. If a project meets the screening criteria, then the lead agency or applicant would not need to perform a detailed air quality assessment of their proposed project's air pollutant emissions and construction or operation of the proposed project would result in a less-than-significant air quality impact. The proposed project meets the screening criteria provided in the BAAQMD Air Quality Guidelines for construction-related criteria air pollutants.

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[16] Bay Area Air Quality Management District (BAAQMD), *California Environmental Quality Act Air Quality Guidelines*, updated May 2011.

For determining potential health risk impacts, San Francisco has partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco and identify portions of the City that result in additional health risks for affected populations ("hot spots"). Air pollution hot spots were identified based on two health based criteria:

(1) Excess cancer risk from all sources > 100; and

(2) $PM_{2.5}$ concentrations from all sources including ambient $>10\mu g/m^3$.

Sensitive receptors[17] within these hot spots are more at risk for adverse health effects from exposure to substantial air pollutant concentrations than sensitive receptors located outside these hot spots. These locations (i.e., within hot spots) require additional consideration when projects or activities have the potential to emit toxic air contaminants (TACs), including diesel particulate matter (DPM) emissions from temporary and variable construction activities. The project site is not located within an identified hot spot, therefore, the ambient health risk to sensitive receptors from air pollutants is not considered substantial.

Construction activities from the proposed project would result in DPM and other TACs from equipment exhaust, construction-related vehicular activity, and construction worker automobile trips. The proposed project's construction activities would be temporary and variable in nature. Construction would be expected to last approximately 14 months. Furthermore, the proposed project would be subject to California regulations limiting idling times to five minutes, which would further reduce sensitive receptors exposure to temporary and variable DPM emissions.[18] Therefore, the construction of the proposed project would not expose sensitive receptors to substantial pollutant concentrations. Therefore, the remainder of Mitigation Measure G-1 that deals with maintenance and operation of construction equipment is not applicable to the proposed project.

Mitigation Measure G-2 requires new sensitive receptors near sources of TACs, including DPM, to include an analysis of air pollutant concentrations ($PM_{2.5}$) to determine whether those concentrations would result in a substantial health risk to new sensitive receptors. The proposed project would include new sensitive receptors. However, the project site is not located within an identified air pollution hot spot, therefore, the ambient health risk to sensitive receptors from air pollutants is not considered substantial. Therefore, Mitigation Measure G-2 is not applicable to the proposed project.

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[17] The BAAQMD considers sensitive receptors as: children, adults or seniors occupying or residing in: 1) Residential dwellings, including apartments, houses, condominiums, 2) schools, colleges, and universities, 3) daycares, 4) hospitals, and 5) senior care facilities. Bay Area Air Quality Management District (BAAQMD), *Recommended Methods for Screening and Modeling Local Risks and Hazards,* May 2011, page 12.

[18] California Code of Regulations, Title 13, Division 3, § 2485.

Mitigation Measure G-3 minimizes potential exposure of sensitive receptors to DPM by requiring uses that would be served by at least 100 trucks per day or 40 refrigerated trucks per day be located no less than 1,000 feet from residential units and other sensitive receptors. The proposed project would construct a 94 unit residential building and thus would not be expected to be served by 100 trucks per day or 40 refrigerator trucks per day. Furthermore, the project site is not located within an identified hot spot, therefore, the ambient health risk to sensitive receptors from air pollutants is not considered substantial. Therefore, Mitigation Measure G-3 is not applicable to the proposed project.

Measure G-4 involves the siting of commercial, industrial, or other uses that emit TACs as part of everyday operations. The proposed project would construct a 94 unit residential building and would not generate more than 10,000 vehicle trips per day or 1,000 truck trips per day or include a new stationary source, items that would emit TACs as part of everyday operations. Therefore, Mitigation Measure G-4 is not applicable to the proposed project.

The proposed project would result in an increase in operational-related criteria air pollutants including from the generation of daily vehicle trips and energy demand. The proposed project meets the screening criteria provided in the BAAQMD CEQA Air Quality Guidelines (May 2011) for operational-related criteria air pollutants.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods FEIR related to air quality.

Shadow

Planning Code Section 295 generally prohibits new buildings that would cast new shadow on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. To determine whether the proposed project would conform to Section 295, a shadow fan analysis was prepared by Planning Department staff. This analysis concluded that the proposed project would not have the potential to cast new shadow on any property under the jurisdiction of the Recreation and Park Department.[19] The proposed project would shade portions of nearby streets and sidewalks at times within the project block. These new shadows would not exceed levels commonly expected in urban areas, and would be considered a less-than-significant effect under CEQA.

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[19] San Francisco Planning Department, letter dated April 1, 2013 (Case No. 2010.0726K), Shadow Analysis for 2051 Third St. A copy of this document is available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as a part of Case File No. 2010.0726E.

In light of the above, the project would not result in a significant effect with regard to shadow, nor would the project contribute to any potential cumulative shading impacts.

Hazardous Materials

Soil Contamination

The project site currently consists of two existing industrial building and a surface parking area. The buildings on the site have been used historically for various industrial purposes including a rail line and spur connecting to an ore car and truck assembly facility at 650 Illinois Street; a ship maintenance equipment facility at 2051 Third Street; and Crescent Pacific Oil Company at 2065 3rd Street. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6.

A Phase I Environmental Site Assessment (ESA) was prepared for the project site.[20] An ESA describes current and prior uses of the property, reviews environmental agency databases and records, reports site reconnaissance observations, and summarizes potential soil and groundwater contamination issues. The following is a summary from the Phase I ESA for the proposed project.

The Phase 1 ESAs found several recognized environmental conditions (REC's) related to the prior uses of the properties. The property was historically used for solvent storage, a paint factory, and oil company, which all represent RECs. Additionally, the ESA found that the San Francisco Fire Department records include three underground storage tanks (UST's) installed at 2065 Third Street in 1979, including one which became a leaking underground storage tank (LUST) case with the Department of Public Health (DPH) [21]. A case closure from the DPH was issued for the LUST on July 22, 2005. Additionally, according to the case closure form, two 3,000 gallon gasoline tanks and one 2,000 gallon diesel tank were removed in July, 1996. The soil samples taken after the closure of the LUST found non-detectable results for Total Petroleum Hydrocarbons (TPH) as gasoline and diesel and benzene, toluene, ethlybeneze, and xylenes (BTEX). The only detectable analyte was MTBE, at a concentration of 0.018 parts per million. Additionally, the water sample results from the case closure report found non-detectable amounts of MTBE analytes.

The project site is also located within the area of the City regulated by Article 22A of the San Francisco Health Code, also known as the "The Maher Ordinance" which is administered and overseen by the Department of Public Health (DPH). The ordinance requires that soils must be analyzed for hazardous wastes if more than 50 cubic yards of soil are to be disturbed. The project site is underlain by fill and is located within the Maher area, which are both considered to be REC's. In accordance with the Maher Ordinance, the project sponsor conducted subsurface investigations of the soils on the project site. [22] The Phase I report concluded that based upon the REC's at the project site and the fact that the site is within the Maher area and would disturb over 50 cubic yards of soil, the report recommended that a soil and groundwater investigation be completed for the property. Based upon those recommendations, a work plan was developed to a conduct subsurface investigation of the project site.

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[20] Piers Environmental Service, Inc, Phase I Environmental Site Assessment, 2051 and 2065 3rs Street & 650 Illinois Street, San Francisco, December, 2010. A copy of this document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2010.0726E.

[21] Piers Environmental Service, Inc, Phase I Environmental Site Assessment, Ibid

The work plan developed for the site installed five borings. The boring samples taken were located in the area of the former oil storage tank, the former paint factory area, and in the center and south areas of the property. Samples were not taken in the location of the former UST because previous testing when the UST's were removed determined that there were non-detectable amounts of petroleum related compounds. The subsurface soil was determined to be fill consisting of silty sandy to sandy silt with concrete fragments, and lower fill encountered at 3 to 5 feet below ground surface (bgs) consisted of brick and other debris. Additionally, weathered serpentine bedrock was encountered at 4 to 14 feet bgs. The analytical results for groundwater showed elevated levels of TPH as diesel (TPHd) and motor oil (TPHmo). Additionally, groundwater concentrations for nickel and lead exceeded the groundwater Environmental Screening Levels (ESL's) issued by the California Regional Water Quality Control Board (RWQB) in at least one groundwater sample. Soil analytical results for organic compounds showed elevated TPHd and TPHmo in two of the five soil samples.

Metal concentrations in soils exceeded residential ESL's for all five soil samples, including elevated levels of chromium (Cr), cobalt (Co), and nickel (Ni) concentrations which appear to be associated with the bedrock of the project site. Elevated metal values of lead (Pb), antimony (Sb), and arsenic (As) exceed the residential ESL in multiple fill soil samples. Additionally, copper (Cu) and zinc (Zn) exceed ESL's in two soil samples. Vanadium (V) was also found to exceed the residential ESL in all soil samples. These elevated metal values are associated with the underlying fill material at the project site. The bedrock soil samples also detected asbestos at 70 to 80% in five soil samples.

The proposed project would require excavation to 17 feet below ground surface (bgs) on the project site. The excavation could result in removal of contaminated soils.[23] These excavated soils would need to be profiled and properly disposed of in an appropriate class landfill. Additionally, the Department of Public Health, Site Assessment and Management (DPH - SAM) would require that these materials must be removed and disposed of at a Class I landfill. Any remaining material should be sampled and characterized and fill soils containing contaminants above the ESL should be removed. Alternatively, the materials can remain in place if a deed restriction is recorded for the property and the project would place and maintain a cap over the remaining contaminated material with annual inspections to verify the cap integrity for the DPH SAM. The deed restriction may also include restrictions on groundwater use.

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[22] Piers Environmental Service, Inc, Report of Subsurface Investigation, 2051 and 2065 3rs Street & 650 Illinois Street, San Francisco, August, 2011. A copy of this document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2010.0726E.

[23] Piers Environmental Service, Inc, Phase I Environmental Site Assessment, 2051 and 2065 3rs Street & 650 Illinois Street, *ibid*

The Phase 1 report found that the groundwater contaminated by petroleum hydrocarbons was generally undefined laterally, and the report recommended reducing groundwater contamination as much as feasible by over excavating and pumping. Additionally, DPH will further require that groundwater will require treatment by removal or chemical/biological treatment to achieve clean up levels of 1,000 ug/L of TPHd and TPHmo and to meet the SFPUC discharge criteria.

The project sponsor proposes to support the residential building with a concrete foundation system. This project design feature would encapsulate the soil and groundwater underneath the project site. Therefore, implementation of the proposed project would further reduce any health risk through dermal contact, inhalation, and ingestion as the proposed building's concrete foundation would provide a physical barrier between any contaminations and site users.

A site mitigation plan (SMP) has been prepared and presents measures recommended in mitigating risks to the environment and risks to workers' and project site users' health and safety from the presence of metal and petroleum related contamination in the soil. The SMP has been prepared in accordance with the request of the San Francisco Department of Public Health – Site Assessment and Mitigation (DPH-SAM).

Based on these results, DPH- SAM[24] concluded that a SMP shall be prepared for the site and must include the items listed below:

- Sampling and profiling of the excavated soil.
- Soil sampling and profiling of any over-excavated materials.
- Confirmation soil sampling in the excavation followed planned material removal. If the cleanup guideline concentrations are not met, then additional over-excavation to bedrock and/or deed restriction will be necessary.
- If materials are over excavated, another set of confirmation soil samples will be collected following over excavation.
- Soil sample analyses should include TPH, metals, asbestos, and other criteria as required by disposal facilities.

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[24] San Francisco Department of Public Health, *2051 Third Street Development. Investigation Report Review and Site Mitigation Plan Request, 2051 and 2065 Third Street and 650 Illinois Street, San Francisco, CA, DPH SAM SMED 833*. October 7, 2010. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2010.0726E.

- A report describing soil sample locations and frequency, the analyses performed, and the criteria for retention versus off-site disposal analytical results, and a map showing sample locations must be submitted to and approved by DPH SAM prior to beginning construction.
- Groundwater will be sampled and analyzed as above.
- Areas of groundwater contamination will be over excavated and accumulated water pumped out to reduce contaminant concentrations. The effects of pumping and groundwater removal will be confirmed by sampling and analysis for TPH and metals. DPH SAM will be notified as least two days prior to performing the excavation and pumping. The results of this operation will be promptly reported to DPH SAM.
- If groundwater concentrations following pumping exceed 1000 ug/L for any petroleum component, a groundwater treatment plan will be developed and submitted to DPH SAM for review and approval. Once approved, the treatment plan will be implemented.
- Implement a Dust Control Plan including dust and asbestos control measures per SF Health Code Article 22B, the San Francisco Planning Department, San Francisco Building Department, BAAQMD, and any other involved agency.
- Prepare a contingency Plan that describes the procedures for controlling, containing, remediating, testing, and disposing of any unexpected contaminated soil, water, or other materials.
- Prepare a site specific worker Health and Safety Plan.
- Conduct asbestos clearance testing within the completed building following construction.
- Statement that the owner agrees to prepare a cap design, Cap Management Plan and develop a Deed Restriction with the DPH SAM and to record deed restrictions with the City and County of San Francisco Assessor's Office, if the materials above the ESL's will be left in place.

Additionally, should an underground tank be encountered, it shall be removed under permit with the DPH-SAM and the San Francisco Fire Department. The proposed project would be required to remediate potential soil and groundwater contamination described above in accordance with Article 22A of the Health Code. Therefore, the proposed project would not result in any significant impacts that were not identified in the Eastern Neighborhoods EIR related to hazards and hazardous materials.

Hazardous Building Materials

The Eastern Neighborhoods EIR identified a significant impact related to Hazardous Building Materials and determined that *Mitigation Measure L-1: Hazardous Building Materials* would reduce effects to a less-than-significant level. Since there are two existing building at the project site, *Mitigation Measure L-1* would apply to the project.

Implementation of Mitigation Measure L-1 would reduce effects related to hazardous building materials to a less-than-significant level.

Naturally Occurring Asbestos

Results of subsurface investigation indicate that the site is underlain by weathered serpentine bedrock, which was encountered at 4 to 14 feet below ground surface (bgs) and fill consisting of heterogeneous mixture of serpentine rock fragments, clay, and sand.[25] The proposed project would involve construction throughout the project site, potentially releasing serpentinite into the atmosphere.

Health Effects of Serpentinite

Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. Exposure to asbestos can result in health ailments such as lung cancer, mesothelioma (cancer of the lungs and abdomen), and asbestosis (scarring of lung tissues that results in constricted breathing).[26] The risk of disease depends upon the intensity and duration of exposure;[27] health risk from NOA exposure is proportional to the cumulative inhaled dose (quantity of fibers) and increases with the time since first exposure. A number of factors influence the disease-causing potency of any given asbestos (such as fiber length and width, fiber type, and fiber chemistry); however all forms are carcinogens. Although the California Air Resources Board (ARB) has not identified a safe exposure level for asbestos in residential areas, exposure to low levels of asbestos for short periods of time poses minimal risk.[28]

Regulation Applicable to Serpentinite

To address health concerns from exposure to NOA, ARB enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001, which became effective for projects located within the San Francisco Bay Area Air Basin (SFBAAB) on November 19, 2002. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, Section 93105,[29] and are enforced by the Bay Area Air Quality Management District (BAAQMD).

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[25] Earth Mechanics Consulting Engineers, "Geotechnical Investigation, Planned Development at 2051 Third Street and 650 Illionis Street, San Francisco, California," November 18, 2011. This document is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400.

[26] California Air Resources Board, Fact Sheet #1 Health Information on Asbestos, 2002. Available online at: http://www.arb.ca.gov/toxics/Asbestos/1health.pdf. Accessed April 15, 2013.

[27] California Air Resources Board, Naturally Occurring Asbestos, General Information, 2002. Available online at: http://www.arb.ca.gov/toxics/Asbestos/general.htm. Accessed April 15, 2013.

[28] California Air Resources Board, Fact Sheet #1 Health Information on Asbestos, 2002. Available online at: http://www.arb.ca.gov/toxics/Asbestos/1health.pdf. Accessed April 15, 2013.

The Asbestos ATCM requires construction activities in areas where NOA is likely to be found to employ best available dust control measures. Additionally, as discussed in the Air Quality Section, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance in 2008 to reduce fugitive dust generated during construction activities. Dust suppression activities required by the Construction Dust Control Ordinance include: watering all active construction areas sufficiently to prevent dust from becoming airborne; increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water must be used if required by Article 21, Section 1100 et seq. of the San Francisco Public Works Code. If not required, reclaimed water should be used whenever possible. Contractors shall provide as much water as necessary to control dust (without creating run-off in any area of land clearing, and/or earth movement). During excavation and dirt-moving activities, contractors shall wet sweep or vacuum the streets, sidewalks, paths, and intersections where work is in progress at the end of the workday. Inactive stockpiles (where no disturbance occurs for more than seven days) greater than 10 cubic yards or 500 square feet of excavated materials, backfill material, import material, gravel, sand, road base, and soil shall be covered with a 10 mil (0.01 inch) polyethylene plastic (or equivalent) tarp which would need to be braced down, or other equivalent soil stabilization techniques could be used to stabilize stockpiles.

The requirements for dust control as identified in the Construction Dust Control Ordinance are as effective as the dust control measures identified in the Asbestos ATCM. Thus, the measures required in compliance with the Construction Dust Control Ordinance would protect the workers themselves as well as the public from fugitive dust that may also contain asbestos. The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to NOA would not occur. Therefore, the proposed project would not result in a significant hazard to the public or environment from exposure to NOA and the proposed project would result in a ***less than significant*** impact.

Mitigation Measures

The project sponsor has agreed to implement the following mitigation measures.

Project Mitigation Measure 1 – Archeological Resources (Archeological Testing)

Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archaeological consultant from the rotational Department Qualified Archaeological Consultants List (QACL) maintained by the Planning Department archaeologist. The project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).

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[29] California Air Resources Board, Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, July 29, 2002.

Consultation with Descendant Communities: On discovery of an archeological site[30] associated with descendant Native Americans or the Overseas Chinese an appropriate representative[31] of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.

Archeological Testing Program. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

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[30] By the term "archeological site" is intended here to minimally included any archeological deposit, feature, burial, or evidence of burial.

[31] An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native Ameican Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or

B) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

Archeological Monitoring Program. If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:

- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context;
- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities_and equipment until the

deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

Archeological Data Recovery Program. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.

Project Mitigation Measure 2 – Noise (Mitigation Measure F-4: Siting of Noise-Sensitive Uses in the Eastern Neighborhoods Area Plans EIR)

New development with noise-sensitive uses require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within two blocks of the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity.

The survey of the project vicinity did not identify any land uses that generate unusual noise within two blocks of the project site. Among the more prominent noise-generating uses in the vicinity are street traffic on Third and Illinois Streets, the Muni T-Third Street rail line operations, and nearby industrial uses.

Given the noise environment at the project site, it would appear that conventional construction practices, which would likely include double-paned windows (which typically offer 25 to 30 dBA noise reduction), would be sufficient to ensure an interior noise environment in habitable rooms of 45 dBA, Ldn, as required by the San Francisco Building Code. Therefore, the noise study conducted at the project site has demonstrated that acceptable interior noise levels consistent with those in the Title 24 standards can be attained by the proposed project and no further acoustical analysis or engineering is required.

Project Mitigation Measure 3 – Hazardous Materials (Mitigation Measure L-1- Hazardous Building Materials in the Eastern Neighborhoods Rezoning and Area Plans Final EIR)

The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on February 6, 2013 to adjacent occupants and owners of properties within 300 feet of the project site. One member of the public expressed concerns related to impacts to private views and access to sunlight. The reduction in the accessibility to light on a private parcel resulting from a development which complies with all applicable zoning and building codes is not considered a physical environment impact under CEQA. Comments that do not pertain to physical environmental issues and comments on the merits of the proposed project will be considered in the context of project approval or disapproval, independent of the environmental review process. While these concerns or other planning considerations may be grounds for modifying or denying the proposal, in the independent judgment of the Planning Department, there is no substantial evidence that the proposed project could have a significant effect on the environment beyond the impacts identified, and mitigated as feasible, in the FEIR. No significant, adverse environmental impacts from issues of concern have been identified.

Conclusion

The Eastern Neighborhoods EIR incorporated and adequately addressed all potential impacts of the proposed 2051 – 2065 Third Street/650 Illinois Street project. As described above, the 2051 – 2065 Third Street/650 Illinois Street project would not have any additional or significant adverse effects not examined in the Eastern Neighborhoods EIR, nor has any new or additional information come to light that would alter the conclusions of the Eastern Neighborhoods EIR. Thus, the proposed 2051 – 2065 Third Street/650 Illinois Street project would not have any new significant effects on the environment not previously identified in the Final EIR for the Eastern Neighborhoods Rezoning and Area Plans, nor would any environmental impacts be substantially greater than described in the Eastern Neighborhoods EIR. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, the proposed project is exempt from environmental review under Section 15183 and Section 21083.3 of the California Public Resources Code.

Attachment A
Community Plan Exemption Checklist

Case No.:	2010.0726E
Project Title:	2051 – 2065 Third Street/650 Illinois Street
Zoning:	UMU (Urban Mixed Use) District; 68-X Height and Bulk District
Block/Lot:	3994/001B, 001C, 006
Lot Size:	19,620 square feet
Plan Area:	Central Waterfront subarea of the Eastern Neighborhoods
Staff Contact:	Chelsea Fordham – (415) 575-9071 Chelsea.Fordham@sfgov.org

A. PROJECT DESCRIPTION

The proposed project would involve demolition of two existing industrial buildings built in 1927 and 1926, and construction of two new six-story residential buildings with 94 residential units and a 77 off-street parking garage. The proposed new residential buildings would total approximately 106,962 gross square-feet and would have a height of 68 feet.

The 94 residential units for the proposed project would include a dwelling unit mix of 35 studio units, 19 one-bedroom units, 37 two-bedroom units, one three-bedroom unit, and two loft flex units.[1] The proposed parking garage area would be accessed from a 16-foot wide curb cut off of Illinois Street and would include 77 off-street parking spaces and 76 bicycle parking spaces. The 77 off-street parking spaces would include 69 spaces which would be provided via hydraulic stacking lifts, three Americans with Disabilities Act (ADA) accessible spaces, three car share spaces, and two electric car charging stations. The project is also proposing common spaces including open space and a community room. The 19,620 square-foot (sf) project site is located on a through lot that fronts on both Third and Illinois Streets. The project site is on the east side of Third Street and the west side of Illinois Street between Mariposa Street to the north and 18th Street to the south in San Francisco's Potrero Hill neighborhood. The project site consists of three lots (3994/001B, 001C, and 006) that front on Third and Illinois Streets and would be merged as part of the proposed project. The two existing industrial buildings at 2051 and 2065 Third Street were constructed in 1927 and 1926, respectively, and total 15,041 square feet and range in height from 25 feet to 12 feet. The site is located within the Central Waterfront Subarea of the Eastern Neighborhoods Plan. The project would require a Section 329 Large Project Authorization.

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[1] The two ground floor units along Third Street and Illinois Street are flex/ loft units with high volume (20') front rooms on the lower level overlooked by upper level lofts and private rooms above. These flex loft are proposed to be used residents as office and/or studio spaces along Third Street and Illinois Street.

B. EVALUATION OF ENVIRONMENTAL EFFECTS

This Community Plan Exemption Checklist examines the potential environmental impacts that would result from implementation of the proposed project and indicates whether any such impacts are addressed in the applicable final Programmatic EIR (FEIR) for the plan area.[2] Items checked "Sig. Impact Identified in FEIR" identify topics for which a significant impact is identified in the FEIR. In such cases, the analysis considers whether the proposed project would result in impacts that would contribute to the impact identified in the FEIR. If the analysis concludes that the proposed project would contribute to a significant impact identified in the FEIR, the item is checked "Proj. Contributes to Sig. Impact Identified in FEIR." Mitigation measures identified in the FEIR applicable to the proposed project are identified in the text of the Certificate of Determination under each topic area.

Items checked "Project Has Sig. Peculiar Impact" identify topics for which the proposed project would result in a significant impact that is peculiar to the proposed project, i.e., the impact is not identified as significant in the FEIR. If any item is checked as this in a topic, these topics will be addressed in a separate Focused Initial Study or EIR.

Any item that was not addressed in the FEIR is discussed in the Checklist. For any topic that was found in the FEIR and for the proposed project to be less than significant (LTS) or would have no impacts, the topic is marked LTS/No Impact and is discussed in the Checklist below.

Topics:		*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
1.	**LAND USE AND LAND USE PLANNING— Would the project:**				
a)	Physically divide an established community?	☐	☐	☐	☒
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c)	Have a substantial impact upon the existing character of the vicinity?	☒	☐	☐	☐

For a discussion of Topic 1c, please see the Certificate of Determination.

FEIR

The Eastern Neighborhoods FEIR determined that the rezoning and community plans is a regulatory program, not a physical development project; therefore, the rezoning and community plans would not create any new physical barriers in the Eastern Neighborhoods. Furthermore, the Eastern Neighborhoods FEIR determined that the rezoning would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

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[2] The FEIR also refers to any Initial Study that may have been conducted for the FEIR.

No Peculiar Impacts

The proposed project would not create any new physical barriers in the Eastern Neighborhoods. The project site contains two existing industrial buildings and one surface parking lot. The proposed project would construct two new residential buildings totaling 68-feet-tall, six-stories, and approximately 106,962 square-feet on the entirety of the existing site. Consequently, the proposed project would not physically disrupt or divide the project area or individual neighborhoods or subareas.

The project site is in the Central Waterfront Plan of the San Francisco General Plan. The project site is in the Urban Mixed Use (UMU) District, which is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially zoned area. Allowed uses within the UMU District include PDR uses such as light manufacturing, home and business services, arts activities, warehouses, and wholesaling. Additional permitted uses include retail, educational facilities, nighttime entertainment, and motor vehicle services. Housing is also permitted, but is subject to higher affordability requirements. Family-sized dwelling units are encouraged. The proposed project's residential use is consistent with uses permitted within the UMU District.

For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to land use.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
2. AESTHETICS—Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that implementation of the design policies and the height and bulk limits of the area plans would not substantially degrade the visual character or quality of the area, have a substantial adverse effect on a scenic vista, substantially damage scenic resources that contribute to a scenic public setting, or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The existing character of the project site and surroundings is dominated by uses typical in an urban setting, mostly one-to-three-story commercial and industrial uses and four-story mixed-use commercial/residential uses. Directly north of the project site is the proposed Mission Bay UCSF hospital campus. Additionally, southeast of the project site is Pier 70, which is an industrial ship repair facility. Public viewpoints in the project vicinity are dominated by these existing nearby buildings. There are limited views of the San Francisco Bay from some portions of the project site and the surrounding buildings. A project would have a significant effect on scenic vistas if it would substantially degrade important public view corridors and obstruct scenic views from public areas viewable by a substantial number of people. The proposed project would demolish the two existing industrial buildings that range in height from 12 '– 24' and would construct two new residential building with a height of 68'. Therefore, the proposed project could limit private views of the San Francisco Bay from some nearby buildings, including adjacent residential buildings; however, the project would not degrade important public view corridors or obstruct scenic views from public areas viewable by a substantial number of people. Although some reduced private views could be an unavoidable consequence of the proposed project, any change in views would not exceed that commonly accepted in an urban setting. While this loss or change of views might be of concern to those property owners or tenants, it would not affect a substantial number of people and would not rise to a level considered to be a significant impact on the environment.

Although the new building would change the visual appearance of the project site and surroundings, it would not substantially degrade its visual character or quality. In addition, the new building would not be substantially taller than the existing development in the project vicinity such as the 5-story, 50-foot-tall building at 2011 Third Street immediately north of the project site; a 5-story, 50-foot-tall building immediately south of the project site at 2071 Third Street; and a two-story union hall building at 2085 Third Street directly south of the site. Additionally, directly across from the project site along Third Street, the existing buildings are four-story, 40-foot-tall residential buildings. The proposed building envelope and design meets Planning Code requirements for Urban Mixed Use zoning district. Therefore, the proposed project would be visually compatible in terms of the types, heights, and massing of the buildings found in the immediate project vicinity.

The new building would introduce a new source of light and glare. However, the proposed project would comply with Planning Commission Resolution 9212, which prohibits the use of mirrored or reflective glass. Therefore, the new lighting would not adversely affect day or nighttime views in the area or substantially impact other people or properties because the lighting would not extend beyond the project site.

For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to aesthetics.

The new building would be visible from some residential and commercial buildings within the project site vicinity, which could reduce private views. Reduced private views on private property would be an unavoidable consequence of the proposed project and may be an undesirable change for those individuals affected. Nonetheless, the change in private views would not exceed those commonly expected in an urban setting and would not constitute a significant impact under CEQA.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
3. **POPULATION AND HOUSING—Would the project:**				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that the anticipated increase in population and density would not result in significant adverse physical effects on the environment. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

One of the objectives of the Eastern Neighborhoods Rezoning and Area Plans Final EIR (FEIR) was to identify appropriate locations for housing in the City's industrially zoned land to meet a citywide need for more housing. According to the FEIR, the rezoning would not create a substantial demand for additional housing in San Francisco, or substantially reduce the housing supply. The proposed project would increase the population on site by constructing a 106,962 square foot residential building containing 94 residential units and 77 off-street parking spaces. This increase in population would not be expected to have an adverse physical environmental impact.

The proposed project is not anticipated to create a substantial demand for increased housing because it would not provide retail /commercial space on the project site. Additionally, the proposed project would not displace substantial numbers of people because the project site is currently occupied by two vacant industrial buildings. Thus, no displacement would occur as a result of project implementation.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
4. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco *Planning Code*?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Please see the Certificate of Determination for discussion of this topic.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
5. TRANSPORTATION AND CIRCULATION—Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☒	☐	☐	☐
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☒	☐	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☒	☐	☐	☐

Please see the Certificate of Determination for discussion of this topic.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
6. NOISE—Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☒
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
g) Be substantially affected by existing noise levels?	☒	☐	☐	☐

Please see the Certificate of Determination for discussion of this topic.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
7. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. **Would the project:**				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☒	☐	☐	☐

Please see the Certificate of Determination for discussion of this topic.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
8. GREENHOUSE GAS EMISSIONS—Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Greenhouse Gas Emissions

The project proposes to construct a new residential building which would contribute to the cumulative effects of climate change by emitting greenhouse gases (GHGs) during construction and operational phases. Construction of the proposed project is estimated at approximately 14 months. Project operations would generate both direct and indirect GHG emissions. Direct operational emissions include GHG emissions from vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations.

As discussed above, the BAAQMD studies provide methodologies for analyzing GHGs, one of which is a determination of whether the proposed project is consistent with a Qualified GHG Reduction Strategy, as defined in the BAAQMD's studies. On August 12, 2010, the San Francisco Planning Department submitted a draft of San Francisco's *Strategies to Address Greenhouse Gas Emissions* to the BAAQMD.[3] This document presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's Qualified GHG Reduction Strategy in compliance with the BAAQMD's studies.

The BAAQMD reviewed San Francisco's *Strategies to Address Greenhouse Gas Emissions* and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy as outlined in BAAQMD's studies and stated that San Francisco's "aggressive GHG reduction targets and comprehensive strategies help the Bay Area move toward reaching the State's AB 32 goals, and also serve as a model from which other communities can learn."[4]

Based on the BAAQMD's studies, projects that are consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions* would result in a less-than-significant impact with respect to GHG emissions. Furthermore, because San Francisco's strategy is consistent with AB 32 goals, projects that are consistent with San Francisco's strategy would also not conflict with the State's plan for reducing GHG emissions. As discussed in San Francisco's *Strategies to Address Greenhouse Gas Emissions,* new development and renovations/alterations for private projects and municipal projects are required to comply with San Francisco's ordinances that reduce GHG emissions. Applicable requirements for the proposed project are shown below in Table 1.

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[3] San Francisco Planning Department, *Strategies to Address Greenhouse Gas Emissions in San Francisco*, 2010. The final document is available online at: http://www.sfplanning.org/index.aspx?page=1570.

[4] Letter from Jean Roggenkamp, BAAQMD, to Bill Wycko, San Francisco Planning Department. October 28, 2010. This letter is available online at: http://www.sfplanning.org/index.aspx?page=1570. Accessed November 12, 2010.

Table 1

Greenhouse Gas Regulations Applicable to 2051 – 2065 Third Street/650 Illinois Street

Regulation	**Requirements**	**Project Compliance**	**Discussion**
Transportation Sector			
Emergency Ride Home Program	All persons employed in San Francisco are eligible for the emergency ride home program.	X Project Complies ☐ Not Applicable ☐ Project Does Not Comply	Project related employees would be limited to leasing staff, maintenance staff and potential employees of flex unit tenants who would be eligible for the emergency ride home program.
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.5)	(A) For projects up to 50 dwelling units, one Class 1 space for every 2 dwelling units. (B) For projects over 50 dwelling units, 25 Class 1 spaces plus one Class 1 space for every 4 dwelling units over 50.	X Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The project proposes two class 1 bicycle storage areas. The project proposes 94 dwelling units would provide 42 Class 1 bicycle spaces and 34 additional stacking bicycle spaces totaling 76 spaces. The project as proposed meets the requirements of Planning Code, Section 155.5.
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	X Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The project as proposed will provide the required amount of car share space by the provision of three car share spaces.
Parking requirements for San Francisco's Mixed-Use zoning districts (San Francisco	The Planning Code has established parking maximums for many of San Francisco's Mixed-Use districts.	X Project Complies ☐ Not Applicable	The project would be allowed 80 maximum residential parking spaces per Section 151.1 of the planning code. The project proposes 77 parking spaces with the inclusion of a mechanical

Regulation	Requirements	Project Compliance	Discussion
Planning Code Section 151.1)		☐ Project Does Not Comply	parking system, which would comply with Section 151.1.
		Energy Efficiency Sector	
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Building Code, Chapter 13C)	Under the Green Point Rated system and in compliance with the Green Building Ordinance, all new residential buildings will be required to be at a minimum 15% more energy efficient than Title 24 energy efficiency requirements.	X Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project will provide energy efficiency at a minimum of 15% above Title 24 energy efficiency requirements.
San Francisco Green Building Requirements for Stormwater Management (San Francisco Building Code, Chapter 13C) Or San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	Requires all new development or redevelopment disturbing more than 5,000 square feet of ground surface to manage stormwater on-site using low impact design. Projects subject to the Green Building Ordinance Requirements must comply with either LEED® Sustainable Sites Credits 6.1 and 6.2, or with the City's Stormwater Management Ordinance and stormwater design guidelines.	X Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would disturb over 5,000 square feet, which subjects the project to the SFPUC's stormwater design guidelines, which emphasize low impact development using a variety of Best Management Practices for managing stormwater runoff. The project would comply with these requirements.
San Francisco Water Efficient Irrigation Ordinance	Projects that include 1,000 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.	X Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The project will have hardscape podium top and roof deck open space landscape area in excess of 5,000sf. The project will comply with the provisions of the San Francisco Water Efficient Irrigation Ordinance.

Regulation	Requirements	Project Compliance	Discussion
	Tier 1: 1,000 sf <= project landscape < 2,500 sf Tier 2: Project landscape area is greater than or equal to 2,500 sf. Note; Tier 2 compliance requires the services of landscape professionals. See the SFPUC Web site for information regarding exemptions to this requirement. www.sfwater.org/landscape		
Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)	Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards: 1. All showerheads have a maximum flow of 2.5 gallons per minute (gpm) 2. All showers have no more than one showerhead per valve 3. All faucets and faucet aerators have a maximum flow rate of 2.2 gpm 4. All Water Closets (toilets) have a maximum rated water consumption of 1.6 gallons per flush (gpf) 5. All urinals have a maximum flow rate of 1.0 gpf 6. All water leaks have been repaired. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.	X Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The project would be required to comply with the Residential Water Conservation Ordinance.

Regulation	Requirements	Project Compliance	Discussion
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19) and San Francisco Green Building Requirements for solid waste (San Francisco Building Code, Chapter 13C)	All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. Pursuant to Section 1304C.0.4 of the Green Building Ordinance, all new construction, renovation and alterations subject to the ordinance are required to provide recycling, composting and trash storage, collection, and loading that is convenient for all users of the building.	X Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project is the construction of a residential building which would be required to comply with the Mandatory Recycling and Composting Ordinance. There are two sets of trash chutes, one set per building and two dumpster rooms one off each street frontage.
San Francisco Green Building Requirements for construction and demolition debris recycling (San Francisco Building Code, Chapter 13C)	Projects proposing demolition are required to divert at least 75% of the project's construction and demolition debris to recycling.	X Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would require the demolition of two existing buildings prior to construction and would comply with the San Francisco Green Building Requirements for construction and demolition debris recycling (San Francisco Building Code, Chapter 13C)
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14)	Requires that a person conducting full demolition of an existing structure to submit a waste diversion plan to the Director of the Environment which provides for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.	X Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be require the full demolition of two existing buildings prior to construction and would comply with the San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14)

Regulation	Requirements	Project Compliance	Discussion
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Planning Code Section 138.1)	Planning Code Section 138.1 requires new construction, significant alterations or relocation of buildings within many of San Francisco's zoning districts to plant on 24-inch box tree for every 20 feet along the property street frontage.	X Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The project has 106 feet of frontage on both Third Street and Illinois Street and would therefore require five street trees on each frontage. There are currently five street trees on Third Street that would be removed and the project proposes to plant six additional street trees along Illinois Street.
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Building Code, Chapter 13C)	Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Projects meeting a LEED® standard must prepare an erosion and sediment control plan (LEED® prerequisite SSP1). Other local requirements may apply regardless of whether or not LEED® is applied such as a stormwater soil loss prevention plan or a Stormwater Pollution Prevention Plan (SWPPP). See the SFPUC Web site for more information: www.sfwater.org/CleanWater	X Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The project would develop and implement construction activity pollution prevention and site run-off controls adopted by the San Francisco Public Utilities Commission, as applicable.
Low-emitting Adhesives, Sealants, and Caulks (San Francisco Building Code, Chapters 13C.5.103.1.9, 13C.5.103.4.2,	**If meeting a LEED Standard:** Adhesives and sealants (VOCs) must meet SCAQMD Rule 1168 and aerosol adhesives must meet Green Seal standard GS-36. (Not applicable for New High Rise	X Project Complies ☐ Not Applicable ☐ Project Does Not Comply	Any VOCs used by the project will meet SCAQMD Rule 1168.

Regulation	Requirements	Project Compliance	Discussion
13C.5.103.3.2, 13C.5.103.2.2, 13C.504.2.1)	residential) **If meeting a GreenPoint Rated Standard:** Adhesives and sealants (VOCs) must meet SCAQMD Rule 1168.		
Low-emitting materials (San Francisco Building Code, Chapters 13C.4. 103.2.2,	For Small and Medium-sized Residential Buildings - Effective January 1, 2011 meet GreenPoint Rated designation with a minimum of 75 points. For New High-Rise Residential Buildings - Effective January 1, 2011 meet LEED Silver Rating or GreenPoint Rated designation with a minimum of 75 points. For Alterations to residential buildings submit documentation regarding the use of low-emitting materials. **If meeting a LEED Standard:** For adhesives and sealants (LEED credit EQ4.1), paints and coatings (LEED credit EQ4.2), and carpet systems (LEED credit EQ4.3), where applicable. **If meeting a GreenPoint Rated Standard:** Meet the GreenPoint Rated Multifamily New Home Measures for low-emitting adhesives and sealants, paints and coatings, and carpet systems,	X Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The project will meet a GreenPoint Rated designation in excess of 75 points.

Regulation	Requirements	Project Compliance	Discussion
Low-emitting Paints and Coatings (San Francisco Building Code, Chapters 13C.5.103.1.9, 13C.5.103.4.2, 13C.5.103.3.2, 13C.5.103.2.2 13C.504.2.2 through 2.4)	**If meeting a LEED Standard:** Architectural paints and coatings must meet Green Seal standard GS-11, anti-corrosive paints meet GC-03, and other coatings meet SCAQMD Rule 1113. (Not applicable for New High Rise residential) **If meeting a GreenPoint Rated Standard:** Interior wall and ceiling paints must meet <50 grams per liter VOCs regardless of sheen. VOC Coatings must meet SCAQMD Rule 1113.	X Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.
Low-emitting Flooring, including carpet (San Francisco Building Code, Chapters 13C.5.103.1.9, 13C.5.103.4.2, 13C.5.103.3.2, 13C.5.103.2.2, 13C.504.3 and 13C.4.504.4)	**If meeting a LEED Standard:** Hard surface flooring (vinyl, linoleum, laminate, wood, ceramic, and/or rubber) must be Resilient Floor Covering Institute FloorScore certified; carpet must meet the Carpet and Rug Institute (CRI) Green Label Plus; Carpet cushion must meet CRI Green Label; carpet adhesive must meet LEED EQc4.1. (Not applicable for New High Rise residential) **If meeting a GreenPoint Rated Standard:** All carpet systems, carpet cushions, carpet adhesives, and at least 50% of resilient flooring must be low-emitting.	X Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.

Regulation	Requirements	Project Compliance	Discussion
Low-emitting Composite Wood (San Francisco Building Code, Chapters 13C.5.103.1.9, 13C.5.103.4.2, 13C.5.103.3.2, 13C.5.103.2.2 and 13C.4.504.5)	**If meeting a LEED Standard:** Composite wood and agrifiber must not contain added urea-formaldehyde resins and must meet applicable CARB Air Toxics Control Measure. **If meeting a GreenPoint Rated Standard:** Must meet applicable CARB Air Toxics Control Measure formaldehyde limits for composite wood.	X Project Complies ☐ Not Applicable ☐ Project Does Not Comply	The proposed project would be subject to and would comply with this regulation.

Depending on a proposed project's size, use, and location, a variety of controls are in place to ensure that a proposed project would not impair the State's ability to meet statewide GHG reduction targets outlined in AB 32, nor impact the City's ability to meet San Francisco's local GHG reduction targets. Given that: (1) San Francisco has implemented regulations to reduce GHG emissions specific to new construction and renovations of private developments and municipal projects; (2) San Francisco's sustainable policies have resulted in the measured success of reduced GHG emissions levels; (3) San Francisco has met and exceeded AB 32 GHG reduction goals for the year 2020; (4) current and probable future state and local GHG reduction measures will continue to reduce a project's contribution to climate change; and (5) San Francisco's *Strategies to Address Greenhouse Gas Emissions* meet BAAQMD's requirements for a Qualified GHG Reduction Strategy, projects that are consistent with San Francisco's regulations would not contribute significantly to global climate change. The proposed project would be subject to and would comply with these requirements. In addition, the proposed project was determined to be consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions.*[5]

For the above reasons, the proposed project would not result in any peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to GHG emissions.

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[5] San Francisco Planning Department, Greenhouse Gas Analysis: Compliance Checklist, August 5, 2013 . This document is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400 as part of Case No. 2010.0726E.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
9. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	☐	☐	☐	☒
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	☒	☐	☐	☐

For a discussion on Topic 9b, please see the Certificate of Determination.

FEIR

Wind impacts are directly related to building design and articulation and the surrounding site conditions. The Eastern Neighborhoods FEIR determined the rezoning and community plans would not result in a significant impact to wind because the Planning Department, in review of specific future projects, would continue to require analysis of wind impacts, where deemed necessary, to ensure that project-level wind impacts would be mitigated to a less-than-significant level. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

Based upon experience of the Planning Department in reviewing wind analyses and expert opinion on other projects, it is generally (but not always) the case that projects under 80 feet in height do not have the potential to generate significant wind impacts. The proposed 68-foot-tall building would be similar in height to existing buildings in the area. For the above reasons, the proposed project is not anticipated to cause peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to wind.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
10. RECREATION—Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒
c) Physically degrade existing recreational resources?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that the anticipated increase in population would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have a significant adverse effect on the environment. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would provide on-site open space for passive recreational use for project residents through a combination of courtyards and common roof decks. The project location is served by the following existing parks: Espirit Park, Port open space, and future Mission Bay open spaces. With the projected addition of 94 residential units, the proposed project would be expected to result in a small increase in demand for recreational facilities. The increase in demand would not be in excess of amounts expected and provided for in the area and the City as a whole. The additional use of the recreational facilities would be relatively minor compared with the existing use and therefore, the proposed project would not result in substantial additional physical deterioration of existing recreational resources. Thus, the proposed project would not result in significant impacts, either individually or cumulatively, in regard to recreation facilities, nor require the construction or expansion of public recreation facilities. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to recreational resources.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
11. UTILITIES AND SERVICE SYSTEMS—Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that the anticipated increase in population would not result in a significant impact regarding the provision of water, wastewater collection and treatment, and solid waste collection and disposal. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board and would not require the construction of new wastewater/storm water treatment facilities or expansion of existing ones. The proposed project would have sufficient water supply available from existing entitlement, and solid waste generated by project construction and operation would not result in the landfill exceeding its permitted capacity, and the project would not result in a significant solid waste generation impact. Utilities and service systems would not be adversely affected by the project, individually or cumulatively, and no significant impact would ensue.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
12. PUBLIC SERVICES— Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that the anticipated increase in population would not result in a significant impact to public services , including fire protection, police protection, and public schools. No mitigation measures were identified in the FEIR. Impacts on parks and recreation are discussed under Topics 9 and 10.

No Peculiar Impacts

The proposed project would not substantially increase demand for police or fire protection services and would not necessitate new school facilities in San Francisco. The proposed project would not result in a significant impact to public services. The proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already disclosed in the Eastern Neighborhoods FEIR, associated with public services.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
13. BIOLOGICAL RESOURCES— Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods project area is almost fully developed with buildings and other improvements such as streets and parking lots. Most of the project area consists of structures that have been in industrial use for many years. As a result, landscaping and other vegetation is sparse, except for a few parks. Because future development projects in the Eastern

Neighborhoods would largely consist of new construction of housing in these heavily built-out former industrial neighborhoods, vegetation loss or disturbance of wildlife other than common urban species would be minimal. Therefore, the Eastern Neighborhoods FEIR concluded that implementation of the Plan would not result in any significant effects related to biological resources. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The existing project site is covered entirely by existing buildings and a surface parking area. Similar to the rest of the Eastern Neighborhoods Area Plan area, the project site does not support or provide habitat for any rare or endangered wildlife species, animal, or plant life or habitat.

The San Francisco Planning Department, Department of Building Inspection (DBI), and Department of Public Works (DPW) have established guidelines to ensure that legislation adopted by the Board of Supervisors governing the protection of trees is implemented. Code Section 8.02-8.11 requires disclosure and protection of Landmark, Significant, and Street trees, collectively "protected trees" located on private and public property. A Landmark Tree has the highest level of protection and must meet certain criteria for age, size, shape, species, location, historical association, visual quality, or other contribution to the city's character and have been found worthy of Landmark status after public hearings at both the Urban Forestry Council and the Board of Supervisors. A Significant tree is either on property under the jurisdiction of the DPW, or on privately owned land within 10 feet of the public-right-of-way, that is greater than 20 feet in height or which meets other criteria. A Tree Disclosure Statement prepared for the project site noted that there is one Significant tree and four street trees on the project site. The proposed project would remove the four existing street trees to allow for construction of the proposed project, and would include the planting of six new trees along Illinois Street. The removal of a protected tree would require issuance of a permit from the Director of Public Works, and may be subject to replacement or payment of an in-lieu fee in the form of a contribution to the City's Adopt-a-Tree Fund. Compliance with the requirements set forth in DPW Code Section 8.02-8.11 would ensure that potential impacts to trees protected under the City's Tree Preservation Ordinance would be less than significant. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Furthermore, in September 2011, the Board of Supervisors approved Planning Code Section 139 amendments to incorporate bird-safe building standards into the code, and adopted the Standards for Bird-Safe Buildings. Planning Code Section 139, Standards for Bird-Safe Buildings, focuses on buildings that create location specific hazards and building feature-related hazards. Location-specific hazards apply to buildings within 300 feet of, and having a direct line of sight to, an urban bird refuge, including open spaces 2 acres and larger dominated by vegetation, wetlands, or open water. Building feature–related hazards include free-standing clear glass walls, skywalks, greenhouses on rooftops, and balconies that have unbroken glazed segments measuring 24 square feet or larger. The Standards for Bird-Safe Buildings include guidelines for use and types of glass and façade treatments, wind generators and grates, and lighting treatments that would prevent impacts on avian species.

For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to biological resources.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
14. GEOLOGY AND SOILS—Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Change substantially the topography or any unique geologic or physical features of the site?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR concluded that the project would indirectly increase the population that would be subject to an earthquake, including seismically induced groundshaking, liquefaction, and landslides. The FEIR also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risk, but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. Therefore, the FEIR concluded that the project would not result in significant impacts to geology. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

A geotechnical investigation was prepared for the proposed project.[6] The following discussion relies on the information provided in the geotechnical investigation.

The topography of the project site slopes slightly downward towards the northeast at an average inclination of approximately 30:1. Geotechnical soil borings were excavated to a maximum depth of approximately 71.5 feet below ground surface (bgs). Based on the soil analysis of the borings, the project site is underlain by artificial fill to a depth of 25 feet, marsh deposits between a depth of 25 to 30 feet, and alluvial deposits to the maximum depth explored of 71.5 feet. The artificial fill of heterogeneous mixture of serpentine rock fragments, clay and sand. Groundwater was encountered at depths of 11 to 15 feet bgs. Additionally, groundwater would vary with time and seepage of groundwater may be encountered near the ground surface during rain or irrigation upslope of the project site.

The project site does not lie within an Alquist-Priolo Earthquake Fault Zone as defined by the California Division of Mines and Geology. No known active faults cross the project site. The closest mapped active fault in the vicinity of the project site is the San Andreas Fault, located approximately 7.1 miles southwest from the project site. The proximity would likely result in strong earthquake shaking at the project site.

The project site is located within a liquefaction potential zone as mapped by the California Division of Mines and Geology for the City and County of San Francisco. Based on project site conditions, a quantitative liquefaction analysis was performed. The results of the analysis show that there are isolated sandy pockets within the fill that may be subject to liquefaction during strong to moderate earthquake shaking. These liquefiable soils were observed between the depths of about 11 and 35 feet. Additionally, the geotechnical report states that the impact of liquefaction on the planned improvements would be limited to settlements of improvements supported on or near the ground surface, such as utilities and flatwork, and settlement should be limited to one inch due to post-liquefactions volumetric strain. The geotechnical investigation also found that there is a potential for seismic densification of the fill materials at the subject site during strong earthquake shaking. During earthquake shaking, loose granular soils above the groundwater may densify resulting in the settlement of the ground surface. Seismic densification from ground shaking may result in less than one half inch of settlement at the project site.

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[6] Earth Mechanics Consulting Engineers, "Geotechnical Investigation, Planned Development at 2051 Third Street and 650 Illionis Street, San Francisco, California," November 18, 2011. This document is on file and available for public review at the Planning Department, 1650 Mission Street, Suite 400.

The geotechnical investigation concluded the potential hazard associated with lateral spreading, tsunami inundation, seiches, landsliding, and corrosive soils would not be significant at the project site.

The geotechnical investigation provided recommendations for the proposed project's site preparation, grading, seismic design, and foundation design and recommends that a deep foundation extending through the fill and marsh deposits and into competent alluvial deposits be used. This would be anticipated to be either drilled piers or driven piles. Additionally, the investigation recommends that during construction activities temporary slopes would be necessary during excavations and underpinning of adjacent structures during construction may be necessary. The deep support system would be intended to reduce potential liquefaction, differential settlement, and compressibility.

Based on the above-noted recommendations, the geotechnical investigation concluded that the project would not cause significant geology and soil impacts. The proposed project would follow the recommendations of the geotechnical investigation by incorporating the recommendations into the final building design, including drilling approximately 150 displacement piles to support the proposed foundation to approximately 30 feet bgs, subject to the building permit review process. The Department of Building Inspection, through this process, reviews the geotechnical investigation to determine the adequacy of necessary engineering and design features to ensure compliance with all Building Code provisions regarding structural safety. Past geological and geotechnical investigations would be available for use by DBI during its review of building permits for the project site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to geology and soils.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
15. HYDROLOGY AND WATER QUALITY—Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒

Topics:		Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site?	☐	☐	☐	☒
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☒
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f)	Otherwise substantially degrade water quality?	☐	☐	☐	☒
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	☐	☐	☐	☒
h)	Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j)	Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that the anticipated increase in population would not result in a significant impact to hydrology and water quality, including the combined sewer system and the potential for combined sewer outflows. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The existing project site is completely covered by two existing buildings and a surface parking area. The proposed project would construct a new building on the entirety of the project site. Groundwater is relatively shallow throughout the project site at approximately 11 to 15 feet below grade. The proposed project's excavation has the potential to encounter groundwater, which could impact water quality. Any groundwater encountered during construction of the proposed project would be subject to requirements of the City's Sewer Use Ordinance (Ordinance Number 19-92, amended 116-97), as supplemented by Department of Public Works Order No. 158170, requiring a permit from the Wastewater Enterprise Collection System Division of the San Francisco Public Utilities Commission. A permit may be issued only if an effective pretreatment system is maintained and operated. Each permit for such discharge shall contain specified water quality standards and may require the project sponsor to install and maintain meters to measure the volume of the discharge to the combined sewer system. Although dewatering would be required during construction, any effects related to lowering the water table would be temporary and would not be expected to substantially deplete groundwater resources.

The proposed project would not increase the amount of impervious surface area on the project site. In accordance with the Stormwater Management Ordinance (Ordinance No. 83-10), the proposed project would be required to implement Low Impact Design (LID) approaches and stormwater management systems in compliance with the Stormwater Design Guidelines. Therefore, the proposed project would not have significant runoff and drainage impacts. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to hydrology and water quality.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
16. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Topics:		Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h)	Expose people or structures to a significant risk of loss, injury or death involving fires?	☐	☐	☐	☒

Please see the Certificate of Determination for discussion of this topic.

Topics:		Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
17.	**MINERAL AND ENERGY RESOURCES— Would the project:**				
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c)	Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that the project would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in the use of large amounts of fuel, water, or energy in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by the Department of Building Inspection. The project area does not include any natural resources routinely extracted and the rezoning does not result in any natural resource extraction programs. Therefore, the Eastern Neighborhoods FEIR concluded that implementation of the plan would not result in a significant impact to mineral and energy resources. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

No operational mineral resource recovery sites exist in the project area whose operations or accessibility would be affected by the proposed project. The energy demand for the proposed project would be typical for such projects and would meet, or exceed, current state or local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by the Department of Building Inspection. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to mineral and energy resources.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
18. **AGRICULTURE AND FOREST RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – **Would the project:**				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that no agricultural resources exist in the Plan Area; therefore implementation of the rezoning and community plans would have no effect on agricultural resources. No mitigation measures were identified in the FEIR.

The Eastern Neighborhoods FEIR did not analyze the effects on forest resources, which do not exist in the area

No Peculiar Impacts

The existing project site consists of two existing buildings and a surface parking area and is located within the Central Waterfront area analyzed under the Eastern Neighborhoods FEIR. Therefore, no agricultural uses, forest land, or timberland exist at the project site. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to agricultural resources.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
19. MANDATORY FINDINGS OF SIGNIFICANCE—Would the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☒	☐	☐
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR identified significant impacts related to land use, transportation, cultural resources, shadow, noise, air quality, and hazardous materials. Mitigation measures reduced all impacts to less than significant, with the exception of those related to land use (cumulative impacts on PDR use), transportation (traffic impacts at nine intersections and transit impacts on seven Muni lines), cultural (demolition of historical resources), and shadow (impacts on parks).

No Peculiar Impacts

The proposed project would include construction of a 94 unit residential building. As discussed in this document, the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already and disclosed in the Eastern Neighborhoods FEIR.

C. DETERMINATION

On the basis of this review, it can be determined that:

☒ The proposed project qualifies for consideration of a Community Plan exemption based on the applicable General Plan and zoning requirements; **AND**

☒ All potentially significant individual or cumulative impacts of the proposed project were identified in the applicable programmatic EIR (PEIR) for the Plan Area, and all applicable mitigation measures have been or incorporated into the proposed project or will be required in approval of the project.

☐ The proposed project may have a potentially significant impact not identified in the PEIR for the topic area(s) identified above, but that this impact can be reduced to a less-than-significant level in this case because revisions in the project have been made by or agreed to by the project proponent. A focused Initial Study and MITIGATED NEGATIVE DECLARATION is required, analyzing the effects that remain to be addressed.

☐ The proposed project may have a potentially significant impact not identified in the PEIR for the topic area(s) identified above. An ENVIRONMENTAL IMPACT REPORT is required, analyzing the effects that remain to be addressed.

Sarah B. Jones
Environmental Review Officer
for
John Rahaim, Planning Director

DATE December 3, 2013

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PLANNING DEPARTMENT

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1257 Ulloa Street		2414/010	
Case No.	Permit No.	Plans Dated	
2013.1009E	2011.03.08.1595	6/21/2013	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Rear horizontal addition at ground and second floors, and a new third floor vertical addition to the existing two-story, single-family dwelling.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:

☑ 9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: _______________ *(attach HRER)*

b. Other *(specify)*:

Per attached PTR form signed by Senior Preservation Planner 12/4/2013.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☐ **Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Doug Vu

Digitally signed by Doug Vu
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,
ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org
Date: 2013.12.05 17:49:26 -08'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Doug Vu

Project Approval Action:
Building Permit

*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

Signature or Stamp:

Doug Vu

Digitally signed by Doug Vu
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,
ou=Current Planning, cn=Doug Vu,
email=Doug.Vu@sfgov.org
Date: 2013.12.05 17:49:42 -08'00'

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	11/4/2013	**Date of Form Completion**	11/22/2013

PROJECT INFORMATION:

Planner:	Address:	
Doug Vu	1257 Ulloa Street	
Block/Lot:	Cross Streets:	
2414/010	14th & Forest Side Avenues	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.1009E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	June 21, 2013

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination dated 8/1/2013 and additional literature research by Department staff, the subject property at 1257 Ulloa Street is located in the West Portal neighborhood and improved with a one-story over high basement, stucco clad single-family dwelling designed in the Contractor Modern or Vernacular Modern style in 1948 by an unknown architect and built by H.G. Heglin; also the original owner.

The property has a gated tunnel entrance and garage at the ground floor of the primary elevation, and the first story projects over the ground floor by about two feet. The building is topped with a sloped false-front roof and a front facing gable on the left side. On the right side of the main floor exists a balcony with diagonal wood railing. Permit records indicate that two bedrooms and a bath were added to the ground (basement) floor in 1988, and another bedroom was added in addition to window replacement in 1999. It appears that the primary facade of the building has been unaltered.

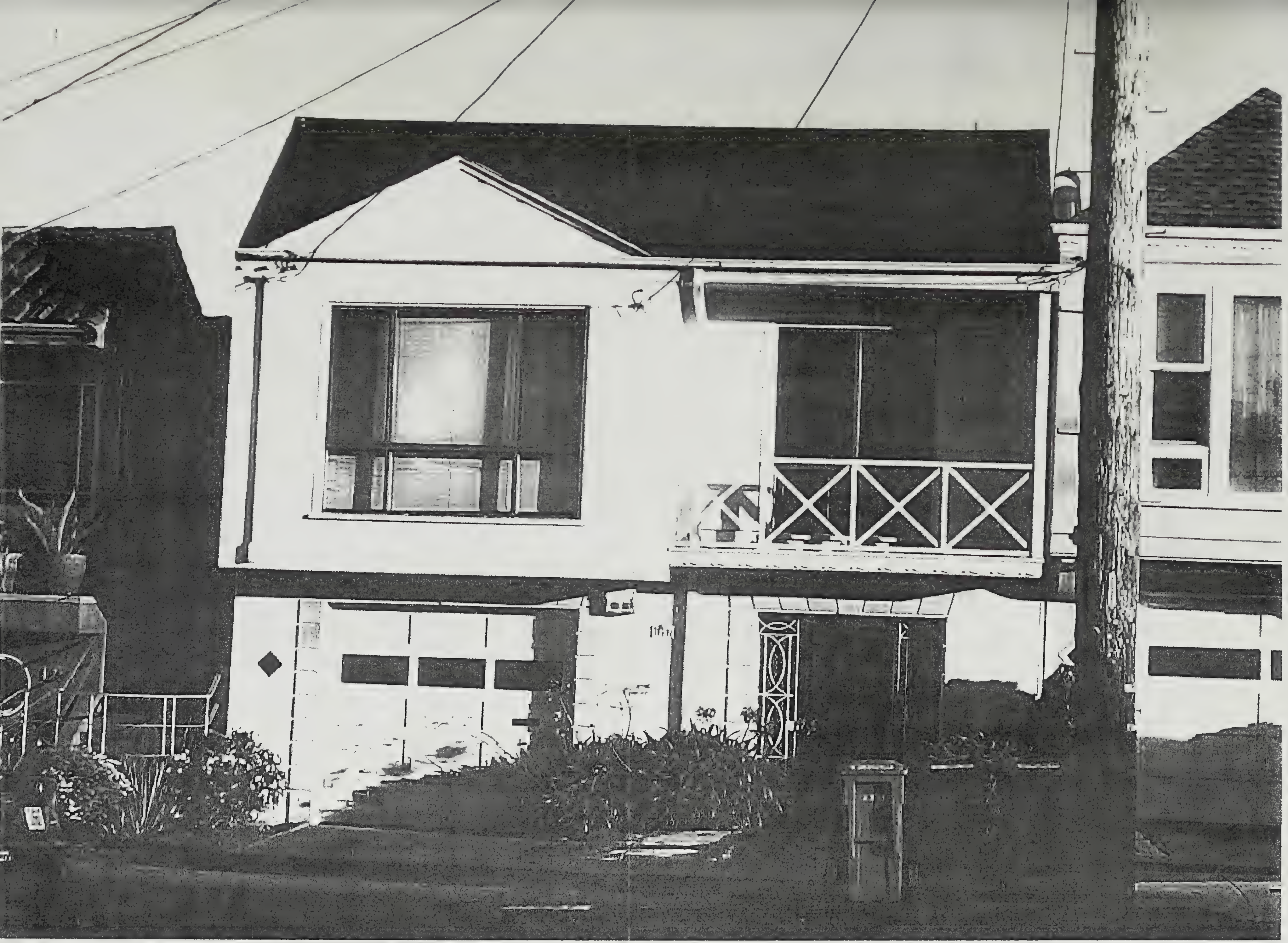
The building is a non-distinct example of a typical Contractor Modern home built in San Francisco between 1935 and 1970, and possesses typical character-defining features including the absence of style, a simple box-like form, stucco cladding, and inexpensive building materials. Since Contractor Modern buildings do not possess distinctive characteristics of a type, period, or method of construction, work of a master, or high artistic values, they do not qualify for listing in the California Register under Criterion C/3.

No known historic events occurred at the property that would qualify it for listing under Criterion A/1, and none of the owners or occupants have been identified as important to history to qualify it for listing under Criterion B/2.

The subject property is not located within the boundaries of any identified historic districts. The subject block is mixed in character and includes properties that were constructed between 1923 and 1980 in Period Revival and Contractor Modern styles. Therefore, the neighborhood would not qualify as a potential historic district.

The subject property is not an individual or contributing historical resource, and should be re-classified to C status.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12 · 4 · 2013



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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2825 Lake Street		1389/001A	
Case No.	Permit No.	Plans Dated	
2010.0931E	2010.1008.2618	11/04/2013	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

PARTIAL RENOVATION OF INTERIOR INCLUDING KITCHEN & BATHROOMS. VERTICAL ADDITION OF A NEW 3RD STORY TO THE MAIN HOUSE & 2ND STORY OVER THE GARAGE. HORIZONTAL ADDITION TO NORTH FACE OF GARAGE & TO THE SOUTHEAST (REAR) CORNER OF THE MAIN HOUSE.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Gretchen Hilyard per review of EP GIS map and conversation with Monica Pereira on 12/10/2013	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☑	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☑	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* *(specify or add comments)*: new roof deck
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Gretchen Hilyard [illegible]	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.12.10 11:44:12 -08'00'
	Project Approval Action: Other (please specify) *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

415.558.6377

Historic Resource Evaluation Response

Date	February 6, 2013
Case No.:	**2010.0931E**
Project Address:	**2825 Lake Street**
Zoning:	RH-1(D) (Residential – House, One-Family - Detached) 40-X Height and Bulk District
Block/Lot:	1389/001A
Date of Review:	February 1, 2013 (Part 1)
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

2825 Lake Street is located on the south side of Lake Street between 29th and 30th Avenues in the Sea Cliff neighborhood of San Francisco. The subject property is located on an irregular-shaped lot measuring approximately 80 ft. wide and 75 ft. long within a RH-1(D) (Residential, House, One-Family - Detached) Zoning District and a 40-X Height and Bulk District. The building sits on a relatively flat lot in between two corner lots and the rear of the property abuts the end of a rear service alley for adjoining properties of the block.

The subject property contains a two-story, single-family, wood-frame residence constructed in 1921. The residence is designed in a Mediterranean Revival architectural style and notable historic features include: low-slung two-story massing, rectangular-shaped floor plan, front setback and associated front yard, stucco exterior cladding, multi-light wood-sash casement windows, multi-light arched wood French doors on the first story, clay tile gable roof, main entry flanked by Doric columns with brick stairs, wood front door and divided side lights. A one-story garage is located at the southeast corner of the lot off the service alley and appears to have been constructed in 1921.

Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1921).

Neighborhood Context and Description

The subject property is located at the western side of the Sea Cliff neighborhood, at the northwest corner of San Francisco overlooking the Pacific Ocean and the Golden Gate. The neighborhood is bounded by California Street to the south, 32nd Avenue to the west, Sea Cliff Avenue to the north, and the Presidio and

22nd Avenue to the east. Development of the neighborhood began after the 1906 Earthquake and Fire which pushed many city residents to the outer lands of San Francisco.[1]

The development of the former Baker Tract, which became the exclusive Seacliff residential park, was undertaken by the John Brickell Company, builder and developer Harry B. Allen, and engineer William B. Hoag. The sale of lots in the new neighborhood began in 1913 with later subdivisions occurring in 1916, 1923, and 1928. Buyers of lots within Sea Cliff could either commission their own homes subject to approval by the developer or hire Allen & Company to build them one. Many of the homes were designed by prominent Bay Area architects such as Willis Polk, Bliss & Faville, Albert Farr, Charles Whittelsey, Edward G. Bolles, George W. Kelham, William W. Wurster, Hyman & Appleton, Earl Bertz, Frederic Nickerson, Bakewell & Weihe, Sylvain Schnaittacher, Matthew V. Politeo, Houghton Sawyer, George McCrea, Warren Charles Perry, and Will H Toepke. In order to ensure a private and picturesque environment for the new residential development, Hoag designed double roadways with red brick retaining walls, landscaping, and elevated sidewalks and terraced the lots into the hillside. These elements combined with the design guidelines for the restricted residence park resulted in neighborhood with a high level of architectural consistency in terms of scale, setbacks, materials, style, and age as well as unique architect designed homes. The neighborhood lots were subdivided in four phases and the last phase was completed by 1928. Seacliff is an excellent example of the type of restricted residential parks developed west of Twin Peaks in the early 20th century.[2]

The Sea Cliff neighborhood is distinguished from the surrounding Outer Richmond neighborhood by its residential park planning, including the curvilinear street pattern and cohesive architectural character. The neighborhood is entered through columned entrances, and the houses are all similar in massing and style. Most buildings were constructed between 1910-1930, with the building styles and ornamentation largely consisting of unified architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating. Development appears to have continued through to 1928, by which time the majority of the lots were occupied.

After World War II, most of the remaining vacant properties were sold and developed. Several were developed with modern buildings that contrasted dramatically with the existing architectural character of the neighborhood.[3] The subject parcel appears to have remained vacant until the construction of the existing building in 1921.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local

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[1] Kelley & VerPlanck Historical Resources Consulting, LLC. *Lowe Residence: Historic Resource Evaluation.* March 25, 2009, 19-20.

[2] San Francisco Planning Department. *330 Sea Cliff Avenue: Historic Resource Evaluation Response*, May 4, 2011, 2.

[3] Ibid, 36.

register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☒ Yes ☐ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: 1913- 1928 ☒ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by Butler Armsden Architects (dated March 2, 2011), the Supplement to the Supplemental Information Form for Historical Resource Evaluation prepared by Bogatay Architects (dated December 1, 2012), and information found in the Planning Department files, Preservation staff finds that the subject building is not individually eligible for inclusion on the California Register but does appear to contribute to an eligible Sea Cliff historic district under Criterion 3 (Architecture). The Sea Cliff historic district has been identified in several Historic Resource Evaluations, including the Historic Resource Evaluation Response issued by the Department for 90 25th Avenue on May 18, 2012 (case #: 2012.0021E). No formal survey has been conducted for the potential historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The subject property is not specifically associated with any of the historically significant events either directly linked to the building or to the immediate group of buildings. Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

Records do not indicate that any persons significant in the local, regional or national past are associated with the subject property. The subject property was originally owned by Allen & Co., and sold to Henry B. (an importer) and Mary A. Mills in 1923. The Mills' occupied the property until 1953, when it was sold to George I. (an attorney) and Sophie Hoffman. The current owner, Michael Dorf, purchased the property in 2006. No information was found regarding the original owners, Henry B. Mills and Mary A. Mills, or subsequent owners that indicating a significant role in local, state or national history. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The property was constructed in 1921 by Earle Baldwin (E.B.) Bertz who built several buildings in the Sea Cliff neighborhood including 2801, 2825 and 2845 Lake Street, as well as the homes on the opposite face of the subject block. Bertz designed the subject property for Allen & Co., the original developer of the Sea Cliff tract. The subject property is a two-story, single-family home designed in a Mediterranean Revival style and is typical of the builder's work in the area. As noted above, the neighborhood is distinguished from the rest of the Outer Richmond by its residential park planning, including the curvilinear street pattern and cohesive architectural character. As one of the earliest buildings in Sea Cliff development and as the work of the primary builder for the development, the subject property appears to be historically significant as a contributor to a historic district that embodies the distinctive characteristics of the initial development period of the Sea Cliff neighborhood.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

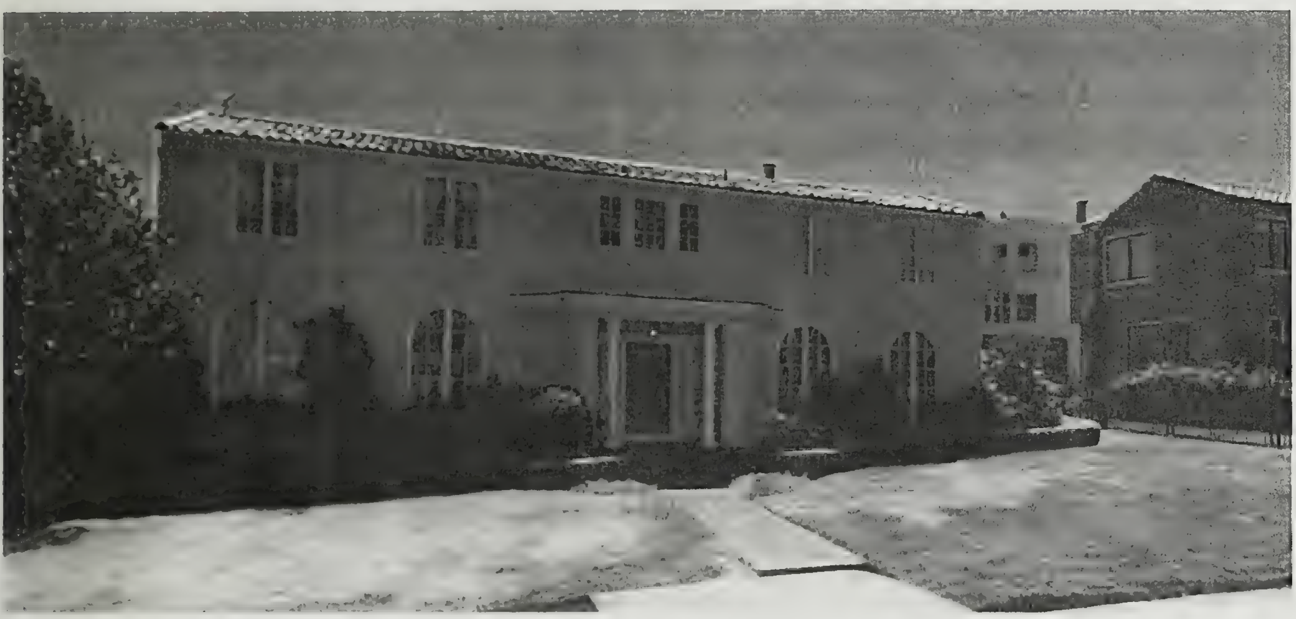
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Since its initial construction in 1921 as a single-family residence, few documented alterations have occurred to the subject property. Documented alterations include: reroofing to match original in 1963, dry rot and termite repair in 1992, and in-kind replacement of the front entry stairs and walkway in 1996. Unpermitted alterations include the replacement of select windows in the rear with vinyl, and replacement of the rear entry door.

IMAGES



View of 2825 Lake Street looking south. Image courtesy of Bing Maps.

Overall, 2825 Lake Street retains sufficient integrity to convey its significance as a contributor to the potential Sea Cliff historic district under California Register Criterion 3.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the Sea Cliff historic district:

- Curvilinear street pattern;
- Residential use;
- Two-story or two-story-over-basement massing;
- Gable, hip of flat roof form;
- Multi-light wood-sash casement windows or wood-sash double-hung windows;
- Prominent entry porch/stair;
- Large front yard setback with ornamental landscaping and lawn;
- Clay tile roofing materials;
- Unified architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating.

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☐ Individually-eligible Resource
  ☒ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________________ Date: 2·12·2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\2825 Lake Street\2825 Lake Street_HRER Part I.doc

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date May 10, 2013
Case No.: **2010.0931E**
Project Address: **2825 Lake Street**
Zoning: RH-1(D) (Residential – House, One-Family - Detached)
40-X Height and Bulk District
Block/Lot: 1389/001A
Date of Review: February 1, 2013 (Part I)
May 10, 2013 (Part II)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
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PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1921, the subject building at 2825 Lake is located on the south side of Lake Street between 29th and 30th Avenues in the Sea Cliff neighborhood of San Francisco. The subject property is not currently listed in any local, state or national historical register.

As stated in the Historic Resource Evaluation Response, Part I (dated February 1, 2013), the Department has determined that the subject property is eligible for inclusion on the California Register under Criterion 3 as a contributor to the Sea Cliff Historic District.

The character-defining features of the Sea Cliff Historic District include:

- Curvilinear street pattern;
- Residential use;
- Detached or semi-detached single-family buildings, many with generous side setbacks;
- Large front yard setback with ornamental landscaping and lawn;
- Rear service alleys integrated into each block;
- Two-story or two-story-over-basement massing;
- Gable, hip of flat roof form;
- Multi-light wood-sash casement windows or wood-sash double-hung windows;
- Prominent entry porch/stair;
- Clay tile roofing materials;

- Unified architectural styles with French/Mediterranean, Spanish Revival, Edwardian, and hybrid Arts & Crafts/Tudor dominating.

2825 Lake Street is considered a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: December 1, 2012 by Butler Armsden Architects

Project Description

2825 Lake Street is a two-story, single-family, wood-frame residence constructed in 1921. The residence is designed in a Mediterranean Revival architectural style and notable historic features include: low-slung two-story massing, rectangular-shaped floor plan, front setback and associated front yard, stucco exterior cladding, multi-light wood-sash casement windows, multi-light arched wood French doors on the first story, clay tile gable roof, main entry flanked by Doric columns with brick stairs, wood front door and divided side lights. The proposal includes the construction of a vertical addition on the roof (creating a third story), a horizontal addition at the rear, a vertical addition over the garage (creating a second story), and alteration of window openings on the rear façade. The proposed project would result in an approximately 2,000 increase in the square footage of the property (from 4,917 ft^2 existing to 6,960 ft^2).

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☐ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☒ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project will cause a significant adverse impact to a historic resource by altering its character-defining features. The proposed project includes the alteration of the overall massing, scale and roof form of the subject building in relation to the historic district such that the proposed project would not meet the Secretary of the Interior's Standards for Rehabilitation.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

> *Standard 2.*
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project will include the construction of a third-story addition that will result in the alteration of the overall massing and roof form of the subject building. This change will result in the alteration of distinctive features, spaces and spatial relationships that characterize the subject property and its relationship to the historic district by introducing an overscaled, vertical addition that will be prominently visible from the public right-of-way. The proposed rear addition and façade alterations will not be visible from the public right-of-way and will not alter the character of the historic district.

Therefore, the proposed project does not comply with Rehabilitation Standard 2.

> *Standard 3*
> *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project involves the construction of a third-story addition articulated in stucco and clay tile that identically matches the building's existing historic materials. In combination with the proposed changes in height and massing and the prominence of the proposed addition, this feature reads as a primary features and may create a false sense of history. Historically, buildings in the historic district (including the immediate neighbors of the subject property) were designed with two-story massing with simple, flat or hipped roofs. The introduction of a gable roof addition with hipped, front-facing dormers covered in clay tiles and shallow setback too closely matches the materials and form of the existing building. The proposed rear addition and façade alterations will not be visible from the public right-of-way and will not create a false sense of historic development within the historic district.

Therefore, the proposed project does not comply with Rehabilitation Standard 3.

> *Standard 5.*
> *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project includes the alteration of the existing massing and roof form of the subject property through the introduction of non-compatible third-story addition that is out of scale with the historic property. These changes will alter the distinctive materials, features, finishes and craftsmanship of the property. The proposed rear addition and façade alterations will not be visible from the public right-of-way and although these changes will result in the removal of distinctive materials, features, and finishes, this aspect of the project will not alter the character of the historic district since these changes are not visible.

Therefore, the proposed project does not comply with Rehabilitation Standard 5.

> *Standard 9.*
> *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project includes the construction of a third-story vertical addition on top of the existing roof. The existing building features a simple flat roof form with a shallow gable at the front of the property. The proposed project would introduce a one-story addition (increasing the building height to three-stories) including two, front-facing, hipped roof dormers. The vertical addition is set back 10 feet from the front and 3 feet from the sides of the existing building envelope and would be read with equal hierarchy to the two-story building mass below. The addition rises approximately 9 feet above the existing roofline and will alter the overall proportion, massing and scale of the historic resource and will be clearly visible from the public right-of-way. The addition will be articulated in matching materials and in combination with the proposed massing, scale and form, will not be differentiated from the historic character of the existing building. The height of the addition and new roof form is out of scale with the overall scale, proportion and massing of the property and similarly scaled properties within the historic district. The proposed project would impact the spatial relationship that characterize the property and surrounding district. The proposed rear addition and façade alterations will not be visible from the public right-of-way and will not alter the character of the historic district.

Therefore, the proposed project does not comply with Rehabilitation Standard 9.

> *Standard 10.*
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed vertical addition will cut into the existing roof form and permanently alter the roof plan and massing of the building. In the unlikely event that the addition was later removed, the roof form and materials would need to be reconstructed in order to revert to its previous character. The proposed project would result in impairment of the essential form and integrity of the historic property. The proposed rear addition and façade alterations will not be visible from the public right-of-way and will not alter the character of the historic district if removed in the future.

Therefore, the proposed project does not comply with Rehabilitation Standard 10.

Summary

Overall, the Department finds that the project is **not** consistent with the *Secretary of the Interior Standards for Rehabilitation*, which emphasizes retention of character-defining features and sensitive change that minimally impacts these features. As currently proposed, the project at 2825 Lake Street will have a significant adverse impact upon a historic resource, as defined by CEQA, by altering a contributing feature of the Sea Cliff Historic District. As currently proposed, the construction of a third-story vertical addition is an incompatible alteration that will impair the property's significance. The height of the proposed third-story addition alters the overall massing, proportion and scale of the building and the selection of materials does not allow this new feature to read as a contemporary element.

yes yes 5' along garage side

In order to meet the Standards, the proposed project should be revised as follows:

1. **Setback:** The third-story vertical addition should be set back 15 feet from the front and sides of the existing building envelope. *Please refer to the Residential Design Team Comments dated May 6, 2011, which have not yet been addressed.* 5' x 5' (inside PL) 9'
2. **Height:** The interior ceiling height of the vertical addition should be limited to 8 feet to minimize the visibility of this feature from the public right-of-way. *Please refer to the Residential Design Team Comments dated May 6, 2011, which have not yet been addressed.*
3. **Roof form:** The roof of the vertical addition should be flattened to minimize the visibility of the feature from the public right-of-way. The addition should be designed as a simple box that is setback on each side so that it reads as subordinate to the historic building below. It is acceptable to provide simple clay tile detailing at the cornice line of the addition. As a whole, the addition should be read as a contemporary element. *Please refer to the Residential Design Team Comments dated May 6, 2011, which have not yet been addressed.* flat roof
4. **Dormers:** The proposed dormers alter the overall appearance of the primary façade and are not appropriate. Please remove these features from the proposed project.
5. **Garage addition:** Provide a 5 foot setback from the rear property line. *Please refer to the Residential Design Team Comments dated May 6, 2011, which have not yet been addressed.*

no setback to deck/ ROT

PART II:SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 5-20-2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Glenn Cabreros, Project Planner

GH: G:\Documents\HRER\2825 Lake Street\2825 Lake Street_HRER_Part II.doc

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response
REVISED PART II ANALYSIS

Preservation Planner:	Gretchen Hilyard (415) 575-9109 gretchen.hilyard@sfgov.org
Project Address:	**2825 Lake Street**
Block/Lot:	**1389/001A**
Case No.:	**2010.0931E**
Date of Review:	February 1, 2013 (Part I) May 10, 2013 (Part II) December 5, 2013 (Revised Part II)

PART II: REVISED PROJECT EVALUATION

Proposed Project: ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: 10/10/2013 by Butler Armsden Architects

Project Description:

The proposed project associated with Building Permit Application No. 2010.1008.2618 has been revised according to the comments provided by the Planning Department in the Part II Historic Resource Evaluation Response (HRER) dated May 10, 2013. The revised scope of work is outlined below.

2825 Lake Street is a two-story, single-family, wood-frame residence constructed in 1921. The residence is designed in a Mediterranean Revival architectural style and notable historic features include: low-slung two-story massing, rectangular-shaped floor plan, front setback and associated front yard, stucco exterior cladding, multi-light wood-sash casement windows, multi-light arched wood French doors on the first story, clay tile gable roof, main entry flanked by Doric columns with brick stairs, wood front door and divided side lights.

The proposal project includes the construction of a vertical and horizontal addition to the existing single-family home. The proposed project will include the construction of a new third story that will be set back 14′-6″ from the existing front façade and construction of a second floor over the existing garage with a roof deck above. The proposed project will also include a rear addition on all floors and a new deck off the kitchen on the ground floor. The project will increase the existing square footage from 4,917 gross square feet to 6,840 gross square feet.

The original project was revised in response to Planning Department preservation staff comments so that the additions are better unified with the character of the historic resource. The proposed project was revised as follows to comply with preservation review:

- The detailing of the 3rd story vertical addition will be simplified to minimize visibility from the public right-of-way and to better unify with the historic character of the building. The bulk of the addition will be reduced by simplifying the overall form, removing the proposed dormers, flattening the roof form, and simplifying the ornamentation.

- The vertical addition will be further set back from the front building wall. The original proposed setback was 8′-5″ and will be increased to 14′6″ feet.

- The height of the third floor addition will be reduced from the original proposal of 35′-0″ to 30′-7″.

- A 5′-0″ by 5′-0″ notch will be incorporated at the northeast corner of the third floor addition to allow the addition to better read as a contemporary intervention.

- The third floor addition will be set back 5′-0″ from the west façade.

- The existing gable hip tiled roof on the east façade and 5′-0″ on the west façade will be retained.

- The massing of the original facades will be preserved all the way to grade.

- The previously proposed painted metal guardrail on the third floor terrace will be revised to be a transparent glass guardrail to minimize visibility.

- All character-defining features of the north façade will be preserved.

Project Evaluation:

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The proposed project was revised based on the comments provided by the Department in the Part II Historic Resource Evaluation Response (HRER) dated May 10, 2013. The proposed work will retain the character-defining features of the historic resource, including the overall massing, scale and roof form of the subject building in relation to the historic district. As revised, the proposed fulfills the Planning Department comments provided in the HRER Part II Response dated May 10, 2013.

The revised project will not have a significant adverse impact on the historic resource as proposed. The proposed project complies with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.*

Please note that any revisions to the project will require further CEQA review.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 12-6·2013

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Glenn Cabreros, Current Planning

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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
564 Valley St.		6611/019	
Case No.	Permit No.	Plans Dated	
2013.1640E	201307262919	7/25/13	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)

Project description for Planning Department approval.

PROPOSED HORIZONTAL & VERTICAL ADDITION TO EXISTING SINGLE-FAMILY HOUSE. NEW 2-CAR GARAGE.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

parcel slope <20%

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Preservation Team Review Form, 12/3/2013

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Not a historic resource

Preservation Planner Signature: Jonathan Lammers Jonathan G. Lammers 12/10/2013

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Jonathan Lammers	**Signature or Stamp:** Jonathan Lammers Digitally signed by Jonathan Lammers DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Jonathan Lammers, email=Jonathan.Lammers@sfgov.org Date: 2013.12.10 16:27:51 -08'00' Jonathan G. Lammers 12/10/2013
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	12/3/2013

PROJECT INFORMATION:		
Planner:	Address:	
Jonathan Lammers	564 Valley Street	
Block/Lot:	Cross Streets:	
6611/019	Castro Street (east) & Diamond Street (west)	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.1640E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/25/13

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

The subject property is not a historic resource.

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	○ N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

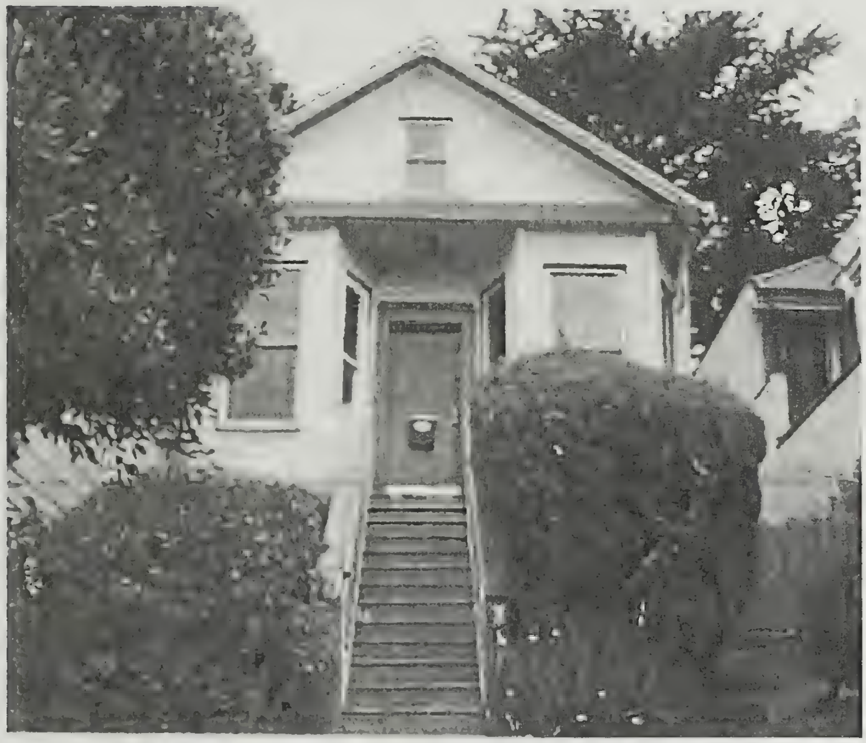
564 Valley Street is a one-story-over-raised-basement, wood-frame, vernacular style single-family dwelling located on a 25' x 114' lot on the north side of Valley Street in the Noe Valley neighborhood. The building is rectangular in plan, clad with vinyl siding, and capped by a front-facing gable roof. The primary façade faces south and includes two angled bay windows flanking a center entry consisting of a flush wood door accessed by wood steps. The building is fenestrated with double-hung vinyl windows, and the only visible original ornament consists of two wooden brackets at building corners.

The San Francisco Assessor-Recorder shows the property as being constructed in 1910. However, based on the Supplemental Information Form report provided by VerPlanck Historic Preservation Consulting (dated August 1, 2013), the subject building was likely constructed in 1907 for contractor, John E. Hill. The earliest known tenants were George E. Banker (structural ironworker) and his wife, Teresa, who purchased the property from Hill in 1909 and remained as occupants until 1932. The property was subsequently inherited by their daughter, Lillian Banker (clerk), who occupied the property until 1968. The property was subsequently owned by Cheryl C. Denny & Robert M. Johnson (no occupations listed) and Jacqueline D. Garry (teacher).

Known exterior alterations to the property include recladding the building with asbestos siding and building new wood and concrete entry stairs (1956), and recladding with vinyl siding (1999). The vinyl windows were installed at an unknown date. These alterations have compromised the building's integrity of materials, workmanship and feeling, although it is still able to convey general association with its 1907 design.

Overall, the building does not appear associated with a significant event in the development of Noe Valley or with any significant persons, nor is the building a good example of a type, period or method of construction. The building also does not appear to relate to an apparent historic district. The subject block is marked by a mixture of buildings constructed between circa 1900 and 2006 in a variety of architectural styles, and there is little overall architectural cohesion. Thus, the building does not appear eligible for listing in the California or local historic register, and does not qualify as a historic resource for the purpose of environmental review under the California Environmental Quality Act.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	10 · 4 · 2013



Primary façade of 564 Valley Street (Verplanck Historic Preservation Consulting)

Satellite view north of 564 Valley Street, indicated with red arrow (Google Maps)

GOVERNMENT
DOCUMENTS DEPT

DEC 16 2013

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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
471 24th Ave		1456/013
Case No.	Permit No.	Plans Dated
2012.0132E		09/04/12
☐ Addition/Alteration	☒ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Demo an existing single family building and construct a four story, 4 unit, multi-family dwelling		

STEP 1: EXEMPTION CLASS
TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☒	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Per GIS database, Hist Pres is the only CEQA resource that requires additional review Monica Pereira Digitally signed by Monica Pereira DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira email=monica.pereira@sfgov.org Date: 2013.09.05 11:35:24 -07'00'	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☑ 9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*
a. Per HRER dated: 11/25/2013 *(attach HRER)*
b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☑ **Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):
Building is not a historic resource

Preservation Planner Signature: Jonathan Lammers Digitally signed by Jonathan Lammers DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Jonathan Lammers, email=Jonathan.Lammers@sfgov.org Date: 2013.12.10 14:30:56 -08'00' Jonathan G. Lammers 12/10/13

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:
- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Jonathan Lammers

Date: 12/10/2013

Signature or Stamp: Jonathan Lammers Digitally signed by Jonathan Lammers DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Jonathan Lammers, email=Jonathan.Lammers@sfgov.org Date. 2013.12 10 14.31:23 -08'00' Jonathan G. Lammers 12/10/13

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	November 25, 2013
Case No.:	**2012.0132E**
Project Address:	**471 24th Avenue**
Zoning:	RM-1 (Residential-Mixed, Low Density) 40-X Height and Bulk District
Block/Lot:	1456/013
Date of Review:	November 25, 2013 (Part I)
Staff Contact:	Jonathan Lammers (Preservation Planner) (415) 575-9093 jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 471 24th Avenue, is located on a rectangular-shaped lot measuring 25 feet by 120 feet on the west side of 24th Avenue between Geary Boulevard and Clement Street in the Outer Richmond neighborhood. The property is located within an RM-1 (Residential-Mixed, Low Density) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a one-story-over-raised-basement, wood frame, single-family residence constructed in 1910 and designed in a late variant of the Queen Anne cottage style. The building is set back from the sidewalk, predominately rectangular in plan, and clad with brick at the basement level, flush wood siding on the main level, and wood rustic channel siding on the secondary facades. It is capped by a combination hip and front-facing gable roof. The primary façade faces east onto 24th Avenue and features a small entry porch toward the north and an angled bay window toward the south. The primary façade also includes narrow setbacks on the north and south end. A metal pipe chimney projects through the south end of the roof.

The primary entrance is a partially-glazed and paneled wood door accessed by a straight run of granite steps with brick side walls. The entry porch includes a spindlework transom, a paneled wood ceiling, a paneled wood wall to the south and a multi-light wood window at the north. The garage is accessed by a pair of partially-glazed (multi-light) hinged wood doors. A partially-glazed and paneled wood basement door is located in the north setback. The south setback is screened by a partially-glazed wood door. Fenestration includes double-hung aluminum windows in the bay window and double-hung wood windows facing the north and south setbacks. The window in the north setback is set at a 45-degree angle. The gable end includes a fixed wood window with molded trim and is clad with fish scale wood shingles. Other ornamental features include molded trim at the bay window, flat corner boards and a molded wood stringcourse running beneath the roofline.

Apparent alterations to the building include replacement of the bay windows and the installation of a wooden door screening the southern setback. The porch spindlework does not appear original and the sunken driveway accessing the garage strongly suggests that the garage is not original to the property. A historic resource evaluation prepared for the property by KDI Land Use Planning (dated 22 November 2011) does not show any building permits for these changes.

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

The subject property is located in San Francisco's Outer Richmond neighborhood, an area variously bounded by the Presidio, California Street and Clement Street on the north, Fulton Street on the south, 19th Avenue on the east and the Pacific Ocean on the west. The surrounding neighborhood is predominately residential, although Geary and Clement Streets both serve as commercial and mixed-use corridors. Directly across the street from the subject property is St. Monica's School, a large Spanish Colonial Revival building associated with St. Monica's Church. Residences along the subject block face are typically comprised of two- to three-story dwellings and flats constructed between 1902 and 1984, although a majority were constructed between 1902 and 1925. This is reflected in the architecture of the building stock, which includes examples of residences designed with Craftsman, Mission Revival, Tudor Revival and Classical Revival influences, as well as more contemporary designs from the 1960s through the 1980s. Most of the older properties in the neighborhood feature replacement windows, and a few have replacement cladding—typically stucco over the original wood.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: N/A	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No Period of Significance: N/A ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Historical Resource Determination prepared by KDI Land Use Planning (dated November 22, 2011), information found in the Planning Department files, and research conducted on the Richmond District, Preservation staff finds that the subject building is not eligible for listing on the California Register, either individually or as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
In the years following the Gold Rush, much of the western half of San Francisco was known as the "Outside Lands," a large undeveloped area encompassing all of what is today the Richmond and Sunset neighborhoods, as well as Golden Gate Park. Although the area was then outside the city boundaries, a group known as the Outside Lands Committee was formed to gain legal title to lands to prepare the area for eventual development. The subsequent Outside Lands Ordinances, enacted during the late 1860s, helped settle land ownership disputes and allowed for the subdivision of new city blocks. The legislation also provided for the reservation of lands for public building sites, squares and parks, including Golden Gate Park and the City Cemetery—today known as Lincoln Park.

The earliest transportation route through the Richmond District was the Point Lobos Road, today known as Geary Boulevard. Opened as a toll road in the 1860s, the Point Lobos Road ran west to Point Lobos and the Cliff House. Initially, much of the area was used for ranches and dairy farms, although various roadhouses were also established to siphon business from travelers on their way to outings at the beach. Two horse racing tracks were also established. The Golden Gate Driving Park encompassed the area between today's Geary Boulevard, Clement Street, 23rd and 28th avenues (including the subject property), and operated between 1868 and 1885. Closer to the developed portions of the city was the Bay District Race Track, located between what is today Fulton, Anza, 1st and 5th avenues, which operated between 1875 and 1896. Saloons, restaurants and other facilities grew up in proximity to these tracks—including "Beer Town," located along a five-block stretch of Fulton Avenue adjacent to the Bay District Race Track.

Despite these developments, most of the Richmond District remained undeveloped prior to the turn of the century. The Bancroft Guide Map for San Francisco published in 1891 indicates that most development at that time was concentrated in patchy strips in proximity to Point Lobos Road. Very little development was located south of Anza Street, largely because the area continued to be marked by expansive sand dunes.

More sustained development followed various transportation improvements initiated during the 1880s and 1890s. In 1888, mining magnate Adolph Sutro—who had purchased the Cliff House and substantial portions of the Richmond District—began construction on a steam train railroad which would become known as the Ferries & Cliff House Railroad. This line followed a route out California Street to 32nd Avenue before turning north and hugging the coastline around Lands End to the Cliff House. Eight years later Sutro inaugurated an electric streetcar line that would later be known as the Market Street Railway's 2 – Clement Line, which ran out Clement Street to 33rd Avenue before jogging one block south and continuing west on Geary Boulevard to the ocean. North-south streetcar lines were principally concentrated at the east end of the Richmond District, running down 5th, 6th and 8th avenues to the edge of Golden Gate Park.

The first Sanborn Map Company fire insurance maps for the subject block were produced in 1899 and show that the block was then completely undeveloped save for a single dwelling which may correspond today with 2309-2311 Clement Street. Nearby blocks were likewise very sparsely developed. By 1905, Sanborn maps show that the subject block counted six residential buildings, although the overall level of development in the area remained quite limited.

The most sustained period of development of the Richmond District occurred during the years following the 1906 Earthquake and Fire, when thousands of displaced residents relocated to areas outside the burned districts. Additional streetcar lines were also opened during this period, creating a network of east-west lines serving the neighborhood. These included the Market Street Railway's 5-McAllister line, which opened in 1906 with a route along Fulton Street. The Municipal Railroad also opened the B – Geary line in 1912, which ran out Geary to 33rd Avenue, then west on Balboa and Cabrillo streets to the ocean. During this period the Richmond District was popular with merchant builders such as the Meyer Brothers and Fernando Nelson, who purchased large parcels for the construction of residences featuring similar floor plans and architectural detailing. On a smaller scale, numerous contractors also contributed to the build-up of the district, constructing individual or small groups of buildings on speculation.

By 1915, Sanborn maps show the subject block as approximately 60 percent developed, principally with single-family residences. The block face along Clement Street, however, was almost completely lined with mixed-use properties. 471 24th Avenue is shown on the map as one-story-over-raised-basement dwelling with substantially the same footprint it features today. An analysis of construction dates for surrounding properties indicates a relative lull in construction activity during World War I, followed by another sustained period of infill which occurred in tandem with a nationwide building boom during the 1920s. During this period the increasing popularity of the private automobile meant that many residences building during the 1920s incorporated integral garages. By the end of the decade, relatively few vacant parcels remained in the vicinity, and the subject block was essentially built out. One of the last major projects in the area prior to the onset of the Great Depression occurred in 1930 when St. Monica's Church, convent and school were completed along the north side of Geary Boulevard between 23rd and 24th avenues.

The Richmond District remained relatively unchanged until the 1960s and 1970s, when the neighborhood began to experience an influx of Chinese and Russian immigrants. The increasing population of the neighborhood led to replacement of numerous cottages and single-family dwellings with larger multi-family properties—a process that has continued into the present. This is readily apparent on the subject block, which counts approximately ten properties redeveloped between the 1960s and the 1980s.

Based on the information provided in the Historical Resource Evaluation and research performed by Planning Department staff, the subject property does not appear to be associated with any significant historic events such that it would be individually eligible for the California Register under this Criterion. Likewise, the subject block does not appear to be associated with any historically significant pattern of development. While construction activity on the subject block was most pronounced in the years following the 1906 Earthquake, the overall pattern is much more mixed and encompasses buildings constructed over a period of more than eight decades.

It is therefore determined that the subject property is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

The original building permit application was filed on December 16, 1910 and shows the owner as Ida H. Rieck (1872-1953), husband of Carl Rieck (1868-1912). Carl Rieck was born in Germany and immigrated to the United States in 1888. Census and city directory information from the early 20th century show him employed as a laborer, and later as a stair builder in a mill. Following Carl's death in 1912, Ida Rieck continued to live at the property with her son, Frank J. Rieck (bookkeeper). Frank inherited the property following his mother's death in 1953, and continued to own the property until his death in 1968. At that time the property passed to his spouse, Charlotte Rieck, who owned the property until 1990 when it was sold to Hal R. & Chung-Ying Lever. In 2004 the property was sold to the current owners.

None of the persons named above appear to be important to local, state or national history such that the property would be eligible for historic listing under this criterion. It is therefore determined that 471 24th Avenue is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The original building permit application shows Rex F. Bayles as the architect and building contractor. U.S. Census and other records indicate that Rex Ford Bayles was born in Sacramento in 1880. San Francisco City directories from the early 1900s show Bayles employed as a carpenter and living at various locations in the Richmond neighborhood, including 537 25th Avenue (1908); 163 23rd Avenue (1910); and 524 27th Avenue (1912). It is plausible that Bayles constructed some or all of these properties. While few remain extant, the house at 163 23rd Avenue incorporates similar design features as the subject property, including brick cladding at the basement and granite entry steps with brick wing walls. The residence adjacent to the subject property, 475 24th Avenue, also shares these characteristics and may likewise have been constructed by Bayles.

Bayles also appears to have constructed houses on speculation, rather than as personal residences. A newspaper article appearing in the June 18, 1910 edition of the *San Francisco Call* indicates that Bayles had recently sold a four-room cottage at 426 25th Avenue, and also purchased a lot on 30th Avenue north of Geary Boulevard. Within a few years Bayles apparently gave up his contracting work for a religious calling. In 1917 he is shown working as a minister at the Golden Gate Baptist Church in Oakland, California, and city directories from the 1920s through the 1940s variously identify Bayles as a minister, rector and evangelist. Based on the available information, Bayles does not appear to be a master architect or builder.

The subject property was designed in a late variant of the Queen Anne cottage style, best evidenced by the building form and the use of patterned wood shingles in the gable end. Such designs were common during the first decade of the 20th century, although they were soon replaced by more popular styles such as the Craftsman, Mission Revival and Mediterranean Revival styles. Considered as a whole, the subject building readily conveys association with its 1910 construction, but is not a particularly strong or noteworthy example of a Queen Anne style cottage, nor does it feature rare or unique materials or possess high artistic values.

The subject property also does not appear to contribute to a potential historic district in the neighborhood. As previously discussed, the subject block was initially built out between circa 1900 and

1925, followed by the redevelopment of various properties between the 1960s and 1980s. Overall, the subject block features limited architectural cohesion, save for a small strip of mixed-use properties along the northern edge facing Clement Street.

It is therefore determined that the subject property is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that the subject property is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

The subject property is not significant under any of the California Register criteria discussed above. Therefore, an analysis of integrity is not warranted.

Step C: Character Defining Features
If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The subject property is not significant under any of the California Register criteria discussed above. Therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

☐ Historical Resource Present

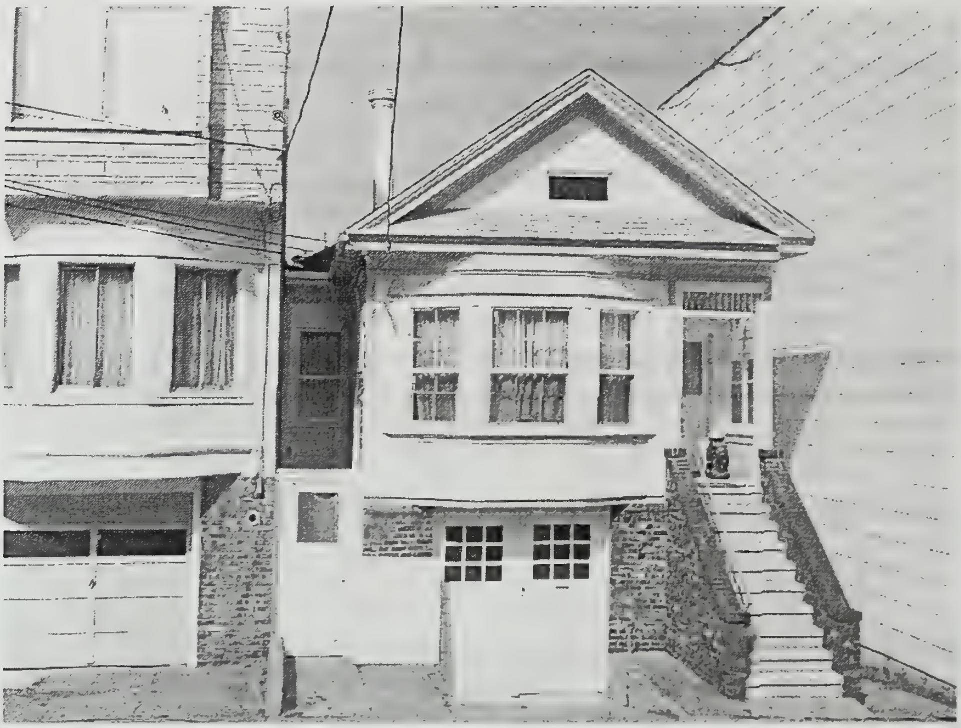
☐ Individually-eligible Resource
☐ Contributor to an eligible Historic District
☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

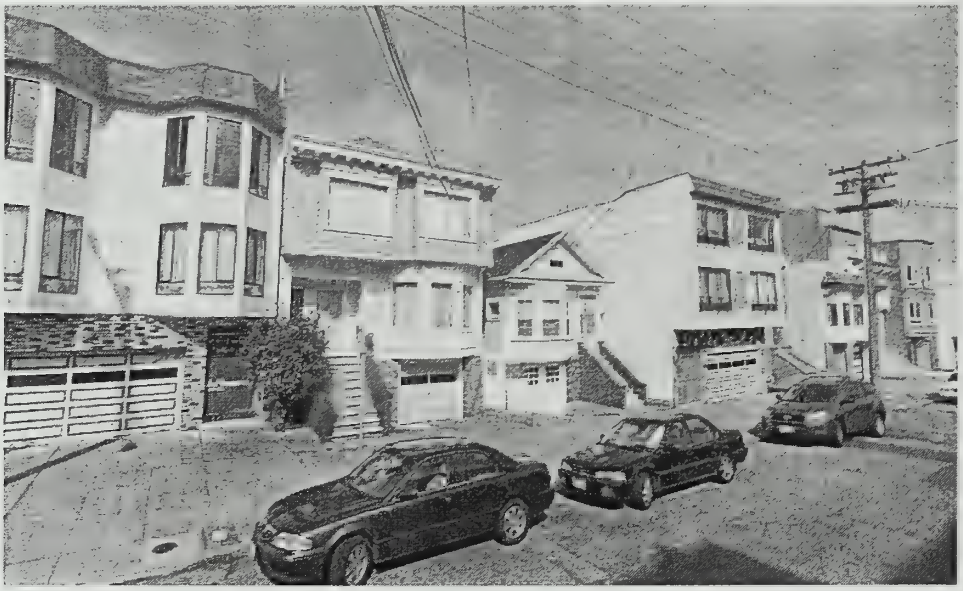
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 12·4·2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



471 24th Avenue primary façade (Google Maps)



Contextual view of 471 24th Avenue and surrounding properties (Google Maps)

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
615 Spruce St		1065/001	
Case No.	Permit No.	Plans Dated	
2013.1770E		07/15/13	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Raise head heights of existing front bedrooms & replace existing windows with new doors to existing balcony			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☒	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Monica Pereira [illegible] Per GIS database, there are no CEQA resources requiring additional review.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

☐ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):

☑ 9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: _______________ *(attach HRER)*

b. Other *(specify)*:

Per Supplemental Info form, bldg lacks integrity.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☑ **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application.*

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Tina Tam	**Signature or Stamp:** 12/13/2013
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

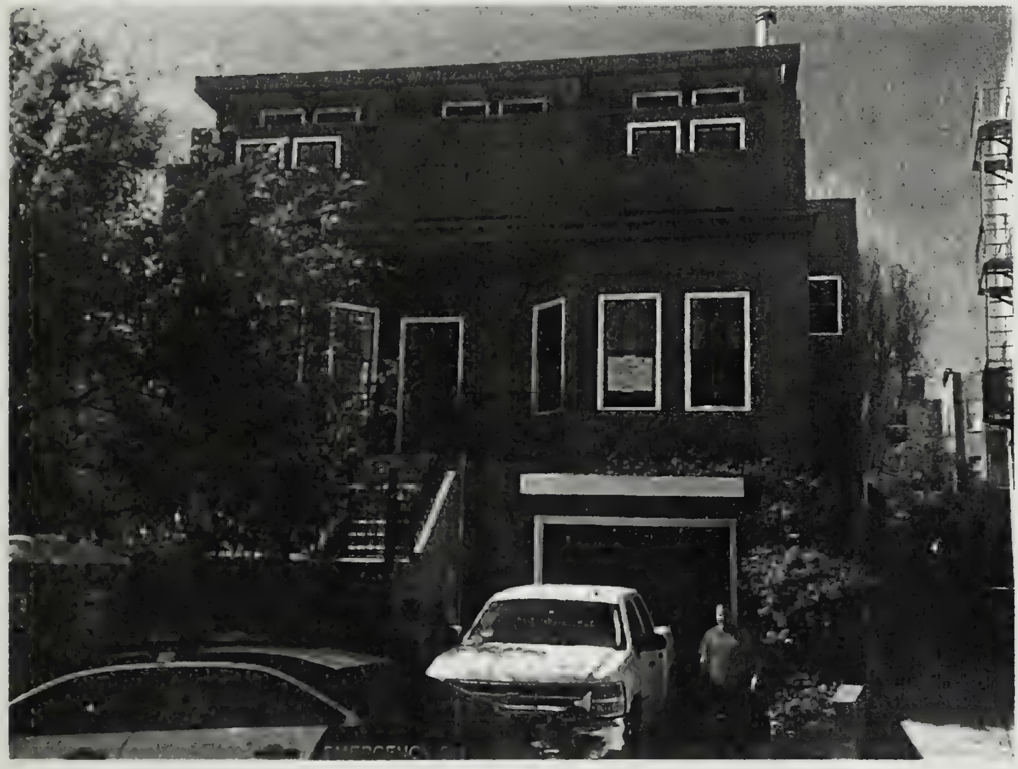
Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

Historic Resource Evaluation Supplemental

Category B/ Alteration Proposed (Building over 50 Years of Age)



615 SPRUCE STREET PROJECT

Publication Date: November 8, 2013

Submitted to:

San Francisco Planning Department
1650 Mission Street, Fourth Floor
San Francisco, California 94103

Prepared by KDI Land Use Planning

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PLANNING DEPARTMENT

GOVERNMENT
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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
157 Randall St		6663/031	
Case No.	Permit No.	Plans Dated	
2013.1771E		10/22/13	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)

Project description for Planning Department approval.

Horizontal addition & a rood deck on the garage

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): On >20% slope but no excavation/soil disturbance. Jeanie Poling 12/5/13	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ______________ *(attach HRER)* b. Other *(specify)*: See HRE / Supplemental Info Form in 2013.1771E. Bldg lacks integrity.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Tina Tam

Project Approval Action:
Select One
*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

Signature or Stamp:
12/13/2013

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

OCCIDENTAL EXPRESS

GENERAL CONTRACTORS
& CONSULTANTS LIC #319153
1019 HOWARD STREET
SAN FRANCISCO
CALIFORNIA 94103.2806
621.7533 / FAX 621.7583

October 16, 2013

157 RANDALL STREET

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS: 266 Curtis ST

BLOCK/LOT(S): 6484/013

CASE NO: 2013.0236E

PERMIT NO.:

PLANS DATED: 12/02/2013

☒ Addition/ Alteration (detailed below)
☐ Demolition (requires HRER if over 50 years old)
☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EPArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

CONTINUED ON PAGE 2

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________ **Slope>20%:** Does the project involve any excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

Geotechnical report required and a Certificate or higher level CEQA document required – if uncertain, consult with EP

________ **Landslide Zone:** Does the project involve any excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

Geotechnical report required and a Certificate or higher level CEQA document required – if uncertain, consult with EP

________ **Seismic, Flooding, and Liquefaction Zones:** Does the project involve any excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zones?

Consult with EP

________ **Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

Consult with EP to determine the applicable level of CEQA analysis

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 MF

6-4-15

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ **Category A: Known Historical Resource** GO TO STEP 5 per HER 8/29/13 no CEQA [illegible]. 03/04/1

☐ **Category B: Potential Historical Resource** (over 50 years of age) GO TO STEP 4

☐ **Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is **not listed:**

GO TO STEP 5

☐ Project **does not conform** to the scopes of work:

GO TO STEP 5

☐ Project involves **4 or more** work descriptions:

GO TO STEP 5

☐ Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial

______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

______ 2. **Interior alterations to publicly-accessible spaces.**

______ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

______ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

______ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

______ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

______ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

AV 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify per HRER Part II Revised dated 12/6/2013 for plans dated 12/2/13

______ 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach Historic Resource Evaluation Report

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

______
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

AV
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ **Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.* ______

☒ **No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Planner's Signature

Date 12/16/2013

Allison Vanderslice
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

Historic Resource Evaluation Response

Date August 26, 2013
Case No.: **2013.0236E**
Project Address: **266 Curtis Street**
Zoning: RH-1(D), 40-X Height and Bulk District
Block/Lot: 6484/013

Staff Contact: Allison Vanderslice, Preservation Planner
(415) 575 - 9075
allison.vanderslice@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The subject parcel is located on the southwest side of Curtis Street at the end of Naples Street in the Crocker-Amazon neighborhood. The property is located within a RH-1(D) (Residential, House, One-Family, Detached) Zoning District and a 40-X Height and Bulk District.

266 Curtis Street is a detached, one-story-over-raised-basement, single-family home built in 1941 in the Streamline Moderne style. This stucco-clad building is roughly rectangular in plan and topped with a flat roof. The house is setback and slightly above the street. The main entrance is recessed on the southeast side of the building. The subject property appears to be a full expression of the Streamline Moderne style, including rounded corners and curved surfaces, curved railings and overhangs, speed lines, flat roof with coping at the roofline, smooth wall surfaces, absence of historically derived ornamentation, asymmetrical façade, and art deco metal railing.[1] The building has seen limited alterations.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1941).

Neighborhood Context and Description

The subject parcel is within a residential district comprised of single-family residences in the Crocker-Amazon neighborhood near the southern boundary of the city. The building stands just outside the original 1910s and 1920s development of the Crocker-Amazon neighborhood. Originally owned by the Crocker Estate, the Crocker Estate Company laid out and developed the neighborhood in a partial sundial street grid and promoted the area as the Crocker Amazon Tract during the 1910s and 1920s. Based on Assessor Records, this tract to the northeast and the east of the subject parcel, toward Excelsior and Visitation Valley, and northwest and west of the subject parcel, toward the Outer Mission neighborhood, was almost entirely built out during the 1910s and 1920s. Limited development appears to have occurred in the area during the 1930s and early 1940s, when the subject property was constructed. The remaining undeveloped areas, include the south hills to the south, were developed primarily during the late 1940s to the 1960s. Due to these waves of development, the northern portion of the subject block is characterized by two-story, Period Revival and Craftsman inspired residences that date from 1910 to the mid-1920s, although many have been altered. Toward the southern end of the block, the homes primarily date to the mid to late 1940s, with three other houses on the subject block faces dating to 1940-1941. While there are collections of residences built during the 1940s and 1950s on the subject block and nearby blocks, the subject property does not appear to be the same type and style. Therefore, the subject property does not contributor to a potential historic district.

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[1] See *San Francisco Modern Architecture and Landscape Design 1935 – 1970 Historic Context Statement,* prepared by Mary Brown, San Francisco Planning Department: ohp.parks.ca.gov/pages/1054/files/sfmod.pdf.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources (California Register) or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1941	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the *Supplemental Information Form for Historic Resource Determination* (Supplemental form) for the subject property, research undertaken by Department staff, and the information found in Planning Department's records, Department staff finds that the subject building is individually eligible for inclusion on the California Register under Criterion 3. The subject property does not contribute to a potential historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Constructed in 1941, the subject property is not associated with events significant in the history of the Crocker-Amazon neighborhood or San Francisco generally. Based on a review of Department records, the subject property is not associated with the original establishment of the neighborhood, which occurred in the early 20th century. Therefore, Staff finds that the subject property is not associated with any historically significant events and is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

According to the research presented in the Supplemental form, no persons that are significant in the local, regional or national past are associated with the subject property. The original owner of the building was Charles & Flora Tomassini, who remained at the property until 1950, when the sold the property to Lawrence and Grace Scrivani. Scrivani was a garage collector and the family continued to reside at the property until 2012. No indication was found that these owners were significant figures in the neighborhood or in San Francisco generally. Therefore, the subject property is not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

The subject property was owned and constructed by local real estate developer Henry W. Petersen of Crocker-Amazon Realty Co. in 1941. This real estate company does not appear to be associated with the Crocker Estate Co., which was responsible for the initial development of the Crocker-Amazon neighborhood. Based on city directory research, Petersen resided in San Francisco by at least the mid-1910s and started working in real estate by the mid-1920s. By 1927, Petersen, and his partner G. W. Dietz, had started the Crocker-Amazon Reality Co., a real estate and insurance company located at 912 Geneva Avenue. By 1929, Petersen appears to be running the company on his own. During the 1930s Petersen advertised that his company was the exclusive agents for Southern hillside properties although there was limited development in the neighborhood during the 1930s. The company continued to operate under Petersen's management into the 1960s. While little more is known about the extent of Petersen's development in the area, he appears to fit the model of a smaller-scale builder that was fairly common during this period.[2] Petersen does not appear to qualify as a master builder and the property does not appear to be significant based on this association.

Constructed in 1941, this single-family home does appear to be a significant example of the Streamline Modern style in San Francisco. Character-defining features include rounded corners and curved surfaces, curved railings and overhangs, speed lines, flat roof with coping at the roofline, smooth wall surfaces, absence of historically derived ornamentation, asymmetrical façade, and art deco metal railing.[3] Furthermore, the subject property appears to have undergone limited exterior alterations and the only permitted alteration consists of reroofing. The building retains its original fenestration and the current footprint matches that shown on the 1950 Sanborn map. Therefore, the subject property appears to be eligible for listing on the California Register as an individual resource under Criterion 3.

---

[2] See *Sunset District Residential Builders, 1925-1950 Historic Context Statement*, prepared by Mary Brown, San Francisco Planning Department, April 3, 2013:63-70.
www.sf-planning.org/ftp/files/Preservation/sunset_survey/Adopted_SunsetHCS.pdf

[3] See *San Francisco Modern Architecture and Landscape Design 1935 – 1970 Historic Context Statement*, prepared by Mary Brown, San Francisco Planning Department: ohp.parks.ca.gov/pages/1054/files/sfmod.pdf.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

266 Curtis Street retains its historic integrity. The subject building retains its integrity of location as no record was found of it being moved. The building has undergone limited alterations and retains the character-defining details that allow the building to convey it historic identity.

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Character defining features of the subject property include the following elements of the Streamline Moderne style:

- rounded corners and curved surfaces,
- curved railings and overhangs,
- speed lines,
- flat roof with coping at the roofline,
- smooth wall surfaces,
- absence of historically derived ornamentation, asymmetrical façade, and
- art deco metal railing.

CEQA HISTORIC RESOURCE DETERMINATION

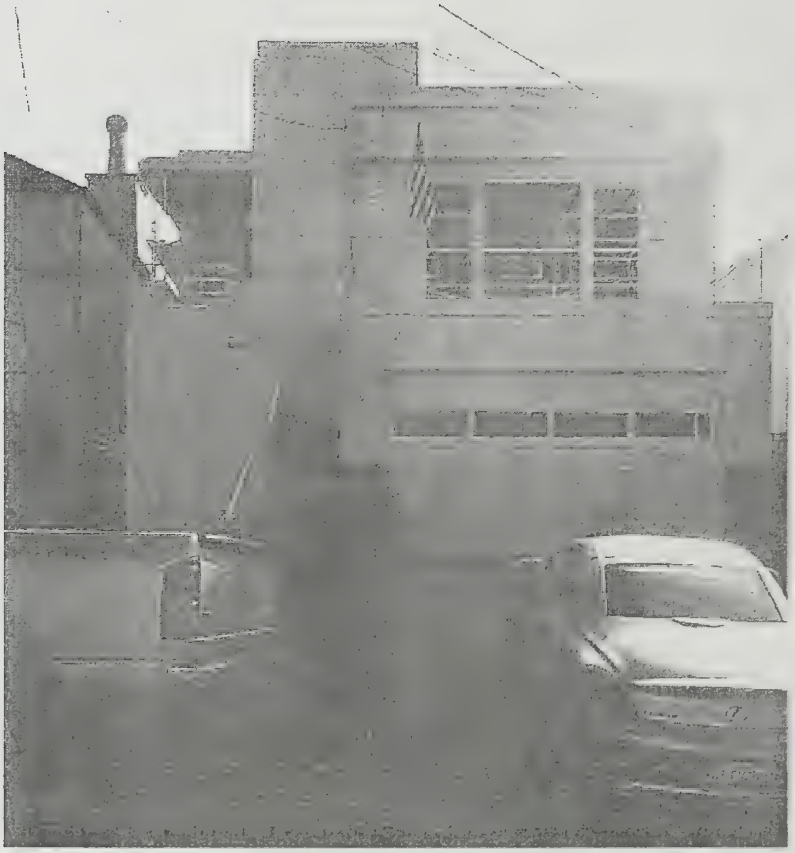
☒ Historical Resource Present
  ☒ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-Contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam   Date: 9-6-2013
Tina Tam, *Senior Preservation Planner*

IMAGE



Source: Mark Cowan, 2012.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date October 8, 2013
Case No.: **2013.0236E**
Project Address: **266 Curtis Street**
Zoning: RH-1(D), 40-X Height and Bulk District
Block/Lot: 6484/013

Staff Contact: Allison Vanderslice, Preservation Planner
(415) 575 - 9075
allison.vanderslice@sfgov.org

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: 19 Sept 2012, Chris Schrimpl Architecture

BUILDING DESCRIPTION

The subject parcel is located on the southwest side of Curtis Street at the end of Naples Street in the Crocker-Amazon neighborhood. 266 Curtis Street is a detached, one-story-over-raised-basement, single-family home built in 1941 in the Streamline Moderne style. The building has seen limited alterations. The Department determined the building to be individually eligible to the California Register of Historical Resources under Criterion 3 as a significant example of the Streamline Moderne style per the Historical Resource Evaluation Response Part I dated August 26, 2013.

Character-defining features of the subject property include the following elements of the Streamline Moderne style:

- rounded corners and curved surfaces,
- curved railings and overhangs,
- speed lines,
- flat roof with coping at the roofline,
- smooth wall surfaces,
- absence of historically derived ornamentation, asymmetrical façade, and
- art deco metal railing.

PROJECT DESCRIPTION

The proposed project consists of the following alterations to the primary façade: to fill in the existing front deck in order to expand the living room on the second floor, to replace the existing art deco metal railing with a new metal railing, to replace and expand the second-floor windows on the primary façade, to bump out the recessed front entry, to move the location of the front entrance door and replace an existing window with the new front door, and to replace the existing garage door with an art deco style aluminum sectional door in the existing opening. The project also proposes to replace and insert windows and doors on secondary elevations. The building will remain a single-family residence.

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☐ The project will not cause a significant adverse impact to the historic resource as proposed.

☒ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project at 266 Curtis Street does not meet the *Secretary of the Interior Standards for Treatment of Historic Properties* (*Standards*). Therefore, the proposed project would cause a significant adverse impact upon a historical resource such that the significance of the resource would be materially impaired. The following is an analysis of the proposed project per the applicable Standards.

> *Standard 1.*
> *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed project will continue the use of the property as a single-family residence. The proposed project includes changes to the building's distinctive materials, features, spaces, or spatial relationships. These changes include the removal of the second-story deck, the reconfiguring of the front entryway, the replacement of all windows on the primary façade, the replacement of the metal railing, and removal of curved overhangs on the primary facade. Therefore, the proposed project does not comply with Rehabilitation Standard 1.

> *Standard 2.*
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The removal of the second-floor deck and front wall, including the removal of the existing window, railing, and overhangs, results in removal of distinctive materials and the alteration of character-defining features, spaces, and spatial relationships. Therefore, the proposed project does not comply with Rehabilitation Standard 2.

> *Standard 5.*
> *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project includes the removal of original windows and other character-defining elements on the primary façade. Therefore, the proposed project does not comply with Rehabilitation Standard 5.

> *Standard 6.*
> *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed project includes the removal rather than repair of historic features on the primary façade, such as the removal of windows and the metal railing. Therefore, the proposed project does not comply with Rehabilitation Standard 6.

> *Standard 9.*
> *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The project includes exterior alterations that would destroy historic materials, features, and spatial relationships that characterize the property, such as the removal of the second-floor deck and front wall, existing windows, metal railing, and overhangs. Therefore, the proposed project does not comply with Rehabilitation Standard 9.

Summary
The Department finds that the project is not consistent with the Standards. As currently proposed, the project will have a significant adverse impact upon a historic resource, as defined by CEQA.

The following alterations to the project would meet the Standards:

- Retain the curved overhang over the front entry porch. This feature does not appear to be accurately shown on the drawings and it is unclear if it is being retained or modified.
- Retain a portion of the existing second-floor deck and reduce the size of the deck infill; the front wall of the deck infill should align with the front plane of the front entry stair wall in order to reference an existing plane and to simplify the design.
- Retain the existing metal railing along the front stairs and the remaining portion of the second-floor deck.
- Attempt to retain and repair as necessary the existing second-floor window; if repair is not an option, the new window should keep the same dimensions and operability.
- The curved overhang on thedeck infill should match the existing overhang.
- Proposed deck infill windows on the side elevations should match the scale and style of the existing second-floor window on primary façade.

- The proposed window in the porch expansion on the southwest elevation should be in line with the existing and proposed windows on that elevation.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 10-15-2013
Tina Tam, *Senior Preservation Planner*

IMAGE

Source: Mark Cowan, 2012.

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Historic Resource Evaluation Response
Revised Part II Analysis

Case No.:	**2013.0236E**
Project Address:	**266 Curtis Street**
Zoning:	RH-1(D), 40-X Height and Bulk District
Block/Lot:	6484/013
Staff Contact:	Allison Vanderslice, Preservation Planner (415) 575 - 9075 allison.vanderslice@sfgov.org
Date of Review:	August 26, 2013 (Part I) October 8, 2013 (Part II) December 6, 2013 (Revised Part II)

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: 12/02/3013, Chris Schrimpl Architecture

BUILDING DESCRIPTION

The subject parcel is located on the southwest side of Curtis Street at the end of Naples Street in the Crocker-Amazon neighborhood. 266 Curtis Street is a detached, one-story-over-raised-basement, single-family home built in 1941 in the Streamline Moderne style. The building has seen limited alterations. The Department determined the building to be individually eligible to the California Register of Historical Resources under Criterion 3 as a significant example of the Streamline Moderne style per the Historical Resource Evaluation Response Part I dated August 26, 2013.

Character-defining features of the subject property include the following elements of the Streamline Moderne style:

- rounded corners and curved surfaces,
- curved railings and overhangs,
- speed lines,
- flat roof with coping at the roofline,
- smooth wall surfaces,
- absence of historically derived ornamentation, asymmetrical façade, and
- art deco metal railing.

REVISED PROJECT DESCRIPTION

The revised project plans dated December 2, 2013 incorporates the following alterations to the project, as requested in the Historic Resource Evaluation Response Part II dated October 8, 2013.

- The curved overhang over the front entry porch will be retained.
- The front wall of the deck infill will align with the front plane of the front entry stair wall in order to reference an existing plane and to simplify the design. The existing deck will be reduced in size to a depth of 3′-3″ in order for the deck infill wall to align with the front plan of the front entry stairs.
- The existing metal railing along the front stairs and the remaining portion of the second-floor deck will be retained.
- The curved overhang on the deck infill will match the existing overhang.
- The proposed deck infill windows on the side elevations match the scale and style of the existing second-floor window on primary façade.
- The proposed window in the porch expansion on the southwest elevation is in line with the existing and proposed windows on that elevation.

PROJECT EVALUATION

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

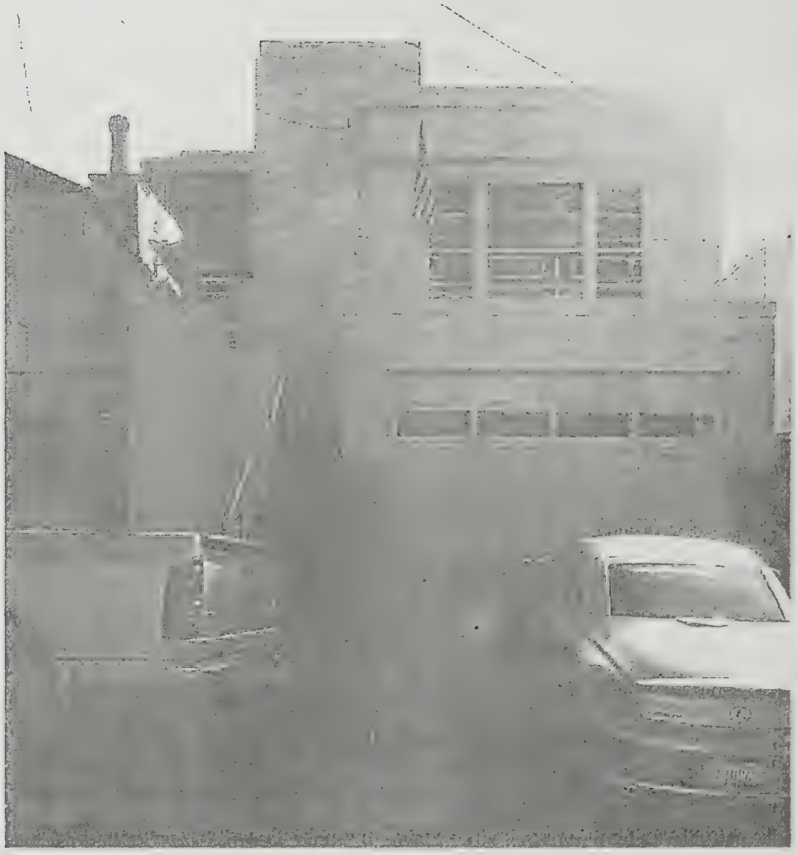
With the incorporation of the alterations listed above the proposed project would retain the building's distinctive materials, features, spaces, and spatial relationships. Therefore, Staff finds that the proposed project at 266 Curtis Street does meet the *Secretary of the Interior Standards for Treatment of Historic Properties* (*Standards*).

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 12-13-2013

Tina Tam, *Senior Preservation Planner*

IMAGE



Source: Mark Cowan, 2012.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
587 29th Street		6630/028	
Case No.	Permit No.	Plans Dated	
2013.1148E		8/14/2013	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Raise the building approx. 9'-4" for a new garage level and rear horizontal additions at the first and second stories of the existing single-family dwelling.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Per PTR form signed by the Senior Preservation Planner on 12/6/2013.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Doug Vu	Digitally signed by Doug Vu DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org Date: 2013.12.16 16:13:31 -08'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☒	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Doug Vu	**Signature or Stamp:** Doug Vu Digitally signed by Doug Vu DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Doug Vu, email=Doug.Vu@sfgov.org Date: 2013.12.16 16:13:47 -08'00'
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	10/28/2013	**Date of Form Completion**	12/3/2013

PROJECT INFORMATION:

Planner:	Address:	
Doug Vu	587 29th Street	
Block/Lot:	Cross Streets:	
6630/028	Castro & Noe Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2013.1148E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	August 14, 2013

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination dated 8/14/2013, Historical Resource Evaluation dated 8/12/2013 and amended on 11/14/2013 by Carey & Co. Inc., and additional research by Department staff, the subject property at 587 29th Street is improved with a one-and-a-half-story plus basement single-family home constructed circa 1905 in the Queen Anne style in the Noe Valley neighborhood. Designed/constructed by an unknown architect/builder, the home is irregular in plan and clad in dropped wood siding. Below the ridge of the front-facing gable is a small double-hung window at the attic level that is directly above a centrally located recessed entry. There is a cutaway bay window with simple wood detailing accents to the west, and a double-hung window to the east of the entryway, which is accessed by wooden steps. Wooden steps left of the entry lead down below grade to a four panel wood door that accesses the basement, which is separated from the sidewalk with a concrete and rock retaining wall.

Permit records indicate that the only exterior alteration to the building was the addition of an 8'x8' storeroom at the rear of the basement level in 1937, along with repairs to the rear stairs. Other minor permits were issued in 1983-1984 for electrical and plumbing upgrades.

The building is not a particularly distinguished or noteworthy example of Queen Anne design, has limited details appearing on the front elevation, and unlikely was ever adorned with more ornamentation. The building does not embody the distinctive characteristics of a type, period, or method of construction or represent the work of a master, or possess high artistic value and does not qualify for listing in the California Register under Criterion C/3.

Although the property was an early addition to the built landscape of Noe Valley, its mere association with the early development of the area does not make it significant to qualify it for listing under Criterion A/1.

None of the owners or occupants have been identified as important to history to qualify it for listing under Criterion B/2.

The subject property is not located within the boundaries of any identified historic districts, and since the subject block includes buildings constructed between 1904 and 2001, it would not qualify as a potential historic district.

Therefore, 587 29th Street is not eligible for listing in the California Register under any criteria individually, or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-6-2013

DESCRIPTION

Neighborhood Setting

Located in San Francisco's Noe Valley neighborhood, 587 29th Street is surrounded on all sides by single- and multi-family residences. Many of the dwellings have small to no front yards, and minimal to no side yards. The neighborhood is comprised of mostly single-family homes, with a few apartment buildings interspersed, which range from two to three stories and exhibit a wide variety of architectural styles – Shingle, Colonial Revival, Eastlake, Art Deco, Queen Anne, Exotic Revival and Italianate. Speculative developers constructed much of the area. The hilly landscape of the neighborhood creates steeply sloping residential streets which allows for views of the city.

Site

The house at 587 29th Street sits on a 25 foot wide by 114 foot deep lot on the south side of the street between Castro Street to the west and Noe Street to the east. Set back approximately three feet on the lot, this Queen Anne styled house, has no front yard. The structure abuts the buildings on the properties to the west and east. A narrow, but deep, rear yard is fenced in to the south of the structure.

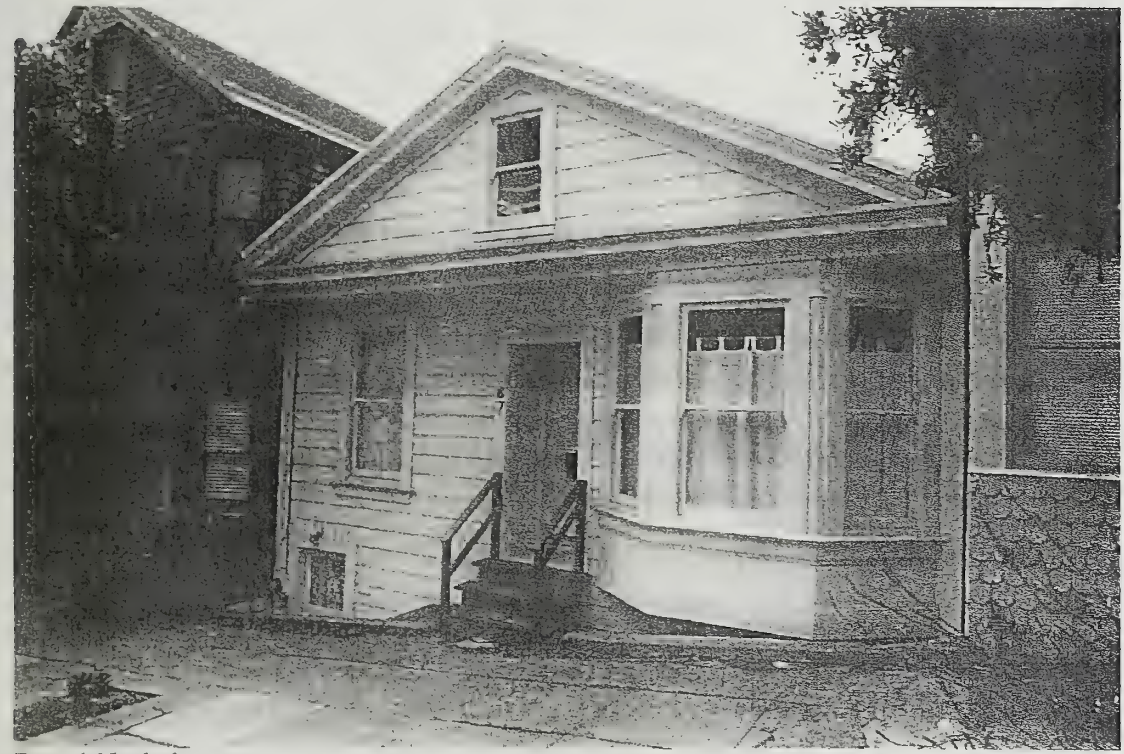

Figure 1. North elevation.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
885 Noe St.		3621/035	
Case No.	Permit No.	Plans Dated	
2013.1558E			
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Add garage; extend structure into rear yard; interior remodel.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jean Poling [illegible] Work to be performed on a previously developed portion of the site. -Jeanie Poling 11/12/13	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*: alterations to the front stairs to allow for new garage.
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: TinaTam	**Signature or Stamp:** 12/17/2013
Project Approval Action: Select One *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
4440 24th St.		2828/011	
Case No.	Permit No.	Plans Dated	
2013.1594E		Site Permit Submission 10/11/13	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

Vertical addition to single-family residence resulting in 945 sf of new living space and a 130 sf roof deck; rebuild rear deck in-kind.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* **is required.**	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an ***Environmental Evaluation Application*** **is required.**	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. **If one or more boxes are checked above, an *Environmental Evaluation Application* is required.**

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Jean Poling

The project is on a a lot with a slope average of 20% or more; however project does not involve excavation of 50 cubic yards of soil or more, or horizontal expansion. Deck replacement is on previously developed portion of site. (JP signed 10/31/13)

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☒	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☒	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☒	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: Per PTR form dated 12/12/2013

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☒	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Allison V

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☐ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Allison Vanderslic	**Signature or Stamp:** Allison V
Project Approval Action: Select One Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:	12/12/2013	**Date of Form Completion**	12/12/2013

PROJECT INFORMATION:

Planner:	Address:	
Allison Vanderslice	4440 24th Street	
Block/Lot:	Cross Streets:	
2820/011	Fountain Street and Hoffman Ave	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	09/13/2013

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	○ Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

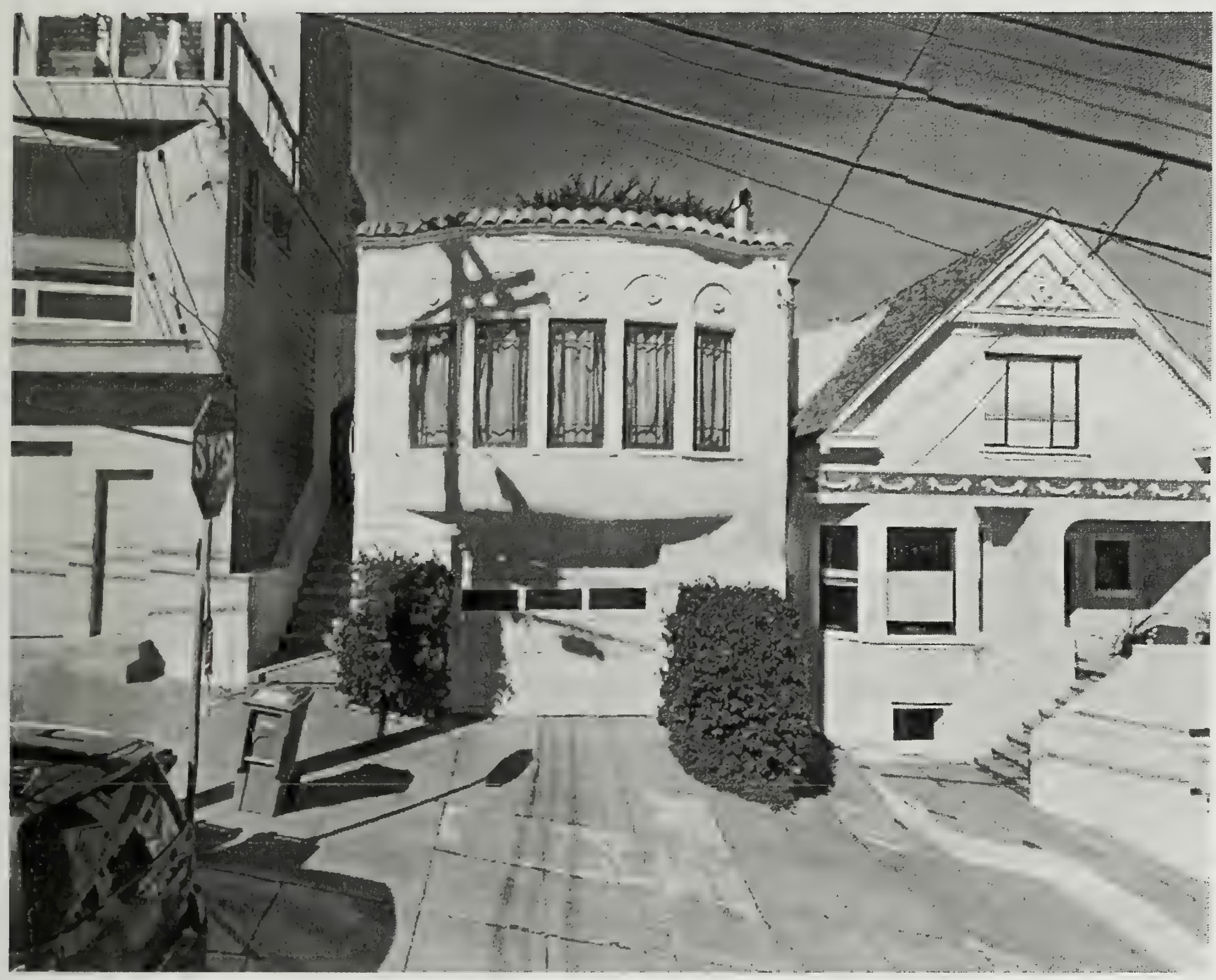
Based on the information presented in the Supplemental Information for Historic Resource Determination form (Supplemental) prepared by Erevan O'Neill on 10/11/2013 for the subject property and research undertaken by Department staff, the Department has determined that the subject building is not individually eligible for the California Register and is not within an historic district. The building stands on the north side 24th Street between Fountain Street and Hoffman Ave in the Noe Valley neighborhood. Constructed in 1928, the subject property is a one-story-over-basement, roughly rectangular-plan, single-family residential building designed in the barrel front Mediterranean Revival style and built by the Meyer Bros. This area of the Noe Valley neighborhood contains several waves of development, which either pre- or post-date the subject parcel, and does not appear to contain architectural cohesion in order to qualify for an eligible historic district.

Constructed in 1928, the building was constructed after this area of the Noe Valley neighborhood was initially developed and it does not appear to be associated with any significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the Supplemental form for the subject property and research by Department staff, no significant persons are associated with the property and it is not significant under Criterion 2. The one-story-over-garage, barrel front style building was common in San Francisco during this period and the subject property is not a significant example of this type, period, or style. Constructed by the Meyer Brothers in 1928, this individual building does not appear to be a significant example of this builder's work. The Meyer Brothers were prolific builders in San Francisco and were responsible for construction of large tracts of homes in the West of Twin Peaks area during the 1920s, particularly Miraloma Park. Therefore, the subject property is not significant under Criterion 3.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	12-13-2013

IMAGE



4440 24th Street

Source: Google, Feb 2011

SAN FRANCISCO
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1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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Planning
Information:
415.558.6377

Certificate of Determination
Exemption from Environmental Review

Case No.: **2012.0258E**
Project Title: **1500 Page Street**
Zoning: RM-1 (Residential, Mixed, Low Density) Use District
40-X Height and Bulk District
Block/Lot: 1223/0041
Lot Size: 5,397 square feet
Project Sponsor: Supervisor London Breed, District 5
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the northwest corner of Page Street and Masonic Avenue in the Haight-Ashbury neighborhood. The project site contains a vacant 42-foot-tall, 15,782-square-foot, four-story building constructed in 1903, and two off-street parking spaces. The project site was previously used for group housing. The proposed project involves structural, interior, and façade improvements, a change of use to create 16 low-income dwelling units and one manager's dwelling unit. The subject building would not be expanded. The project would require conditional use authorization and creation of a special use district (SUD). [Continued on next page.]

EXEMPT STATUS:

General Rule Exclusion (State CEQA Guidelines, Section 15061(b)(3)).

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Sarah B. Jones
Environmental Review Officer

December 18, 2013
Date

cc: Sara Vellve, Current Planner
Supervisor London Breed, District 5
Shelley Caltagirone, Preservation Planner

Virna Byrd, M.D.F
Distribution List
Historic Preservation Distribution List

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PROJECT DESCRIPTION (continued):

The existing building would be rehabilitated for residential use. The work would include construction of a new elevator in the existing elevator shaft and bulkhead; modification of window and door openings at the secondary north façade; removal of the existing fire escape at the north façade; and installation of a new entry within an existing opening on the north-facing wall of the courtyard area to the north of the building. The proposed project would remove the two existing off-street parking spaces and add two bicycle spaces.

The building would be seismically strengthened with new concrete shear walls and steel braced frame elements founded on a combination of new and existing foundations, including 4-foot-wide footings to a depth of 3 feet within the existing building perimeter.[1]

The future residents in 1500 Page are anticipated to be developmentally disabled adults. Three employees are expected to work on site: a property manager (approximately 10 hours per week), a maintenance/janitor (approximately 10 hours per week), and a supportive services employee (approximately 20 hours per week). One of the three employees would also live on site in the manager's residential unit.

The proposed SUD would modify Planning Code requirements with which the project does not comply: dwelling unit density, dwelling unit exposure, removal of two off-street parking spaces, usable open space, the open space dimensional requirements, and obstructions (fences) within the front and rear setbacks. A Zoning Map change would modify San Francisco's Zoning Map to include the SUD and change the lot's height/bulk from 55-X to 40-X. Conditional use authorization is required to implement the SUD and to address Section 41.13 of the Administrative Code to convert the building from a residential hotel/SRO to affordable dwelling units at a ratio of less than 1:1. Supervisor London Breed introduced an ordinance to create the SUD during a hearing on November 5, 2013. The Planning Commission's conditional use authorization for this project would be contingent on this ordinance being enacted. Conditional use authorization is the Approval Action for this project.

The building has been vacant for approximately 10 years. In 2009, the 1500 Page Street Residential Care SUD was created to allow for 38 single-room-occupancy residences at the project site (Planning Case No. 2007.1259). Because the project never moved forward, the SUD was abandoned. The currently proposed legislative amendment would repeal the 1500 Page Street Residential Care SUD from the Planning Code and add the 1500 Page Street Affordable Housing SUD to the Planning Code.

In 2012, the Mayor's Office of Housing acquired the project site and leased it to Mercy Housing for management during the predevelopment phase of the currently proposed affordable housing project.[2]

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[1] Treadwell & Rollo, *Geotechnical Investigation, 1500 Page Street, San Francisco, California,* June 18, 2013. This report is available for review at 1650 Mission Street, 4th Floor, as part of Case No. 2012.0258E.

[2] San Francisco Planning Department, General Plan Referral, 1500 Page St. Acquisition and Lease of Property, Case No. 2013.0352R. This file is available for review at 1650 Mission Street, 4th Floor.

REMARKS:

California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) establishes the general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. This exemption applies where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Historic Architectural Resources: Planning Department preservation staff prepared an historic resource evaluation response for the proposed project,[3] which is summarized herein. The building at 1500 Page Street is a three-story-over-basement, wood-frame, Classical Revival–style institutional structure. Originally constructed as Scobie Hospital, the building appears to be eligible for the California Register of Historical Resources under Criterion 1 (events) and 3 (architecture) as a contributor to an eligible historic district, the North Buena Vista Historic District. The district, roughly bound by McAllister and Haight Streets to the north and south, and Lyon and Masonic Streets to the east and west, is potentially significant as representing the first wave of residential development to follow the construction of the Haight Street cable car and the western extension of the city grid in the 1880s. The district also contains a group of highly intact buildings representing the prominent architectural styles of the late 19th and early 20th centuries, including Shingle/First Bay, Queen Anne, and Edwardian style buildings. The construction date of the subject building, 1903, falls within the period of significance identified for this district. Moreover, as an early institutional building located at a prominent corner site, the former hospital is a significant anchor building, both socially and architecturally, within the eligible historic district. Thus, the building is considered a "Category A" property (Known Historic Resource) for the purposes of the Planning Department's CEQA review procedures. The character-defining features of the subject building are its rectangular massing, flat roof, projecting cornice, yellow brick cladding, wood-framed double-hung windows, wood ornamentation, and metal stair railing. The building retains all of its character-defining features and does not appear to have been altered during its lifetime.

The proposed project was evaluated to determine whether it would meet the Secretary of the Interior's Standards concerning the Rehabilitation of Historic Properties (the Standards). Planning Department staff found that the project meets the Standards for the following reasons:

- The proposed affordable housing use is in keeping with the nature of the original hospital use and would require minimal changes to the historic fabric.
- The proposal would not cause the removal of any significant architectural features of the primary or secondary facades and would not significantly alter the characteristic massing or scale of the building. The openings to be altered at the ground-floor level of the north façade are not significant architectural features of the façade or building due to their utilitarian and irregular character.
- The distinctive elements that characterize the property, such as the yellow brick cladding, the decorative wood trim, columns and cornice, the iron stair railing, and the wood-framed, double-hung windows, would not be removed.

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[3] San Francisco Planning Department, *Historic Resource Evaluation Response, 1500 Page Street,* December 13, 2013. This document is attached.

- The one-story mechanical shed at the northwest corner of the subject property that is proposed for removal is not a historically significant character-defining feature.
- The new entry within the courtyard at the north side of the property would relate well to the proportions of the historic façade and would be adequately differentiated from the historic building through the use of contemporary materials and design.
- The side setback area does not appear to have had a historically significant use; therefore, the new use of the setback as a courtyard and entrance space would not alter a character-defining feature of the site.
- All proposed alterations may be removed in the future without any damage to the essential form and integrity of the historic building.

For the above reasons, the proposed project would not have a significant impact on historical resources.

Noise: A noise assessment was prepared for the proposed project by an independent noise consultant.[4] The study evaluated existing and future exterior noise exposure levels at the side yard on the north side of the building 75 feet from the centerline of Masonic Avenue under current conditions and future traffic conditions, respectively. The noise levels of the proposed rehabilitated building were found to be within the limit of the San Francisco Environmental Protection Element and Title 24 standards. Interior noise exposures in the most noise-impacted living spaces closest to Masonic Avenue would be up to 48 dB DNL[5] under existing and future traffic conditions. These noise exposures are up to 3 dB in excess of Title 24 standards. Inspection of the building revealed that the windows facing Masonic Avenue are in disrepair and do not seal tightly; these conditions cause noise leakage. The noise report recommends to achieve compliance with the 45 dB DNL limit of Title 24 that windows of living spaces within 85 feet of the centerline of Masonic Avenue and those with a direct or side view of the road remain closed at all times. The proposed project includes repair/replacement of the impacted windows with tight seals and a mechanical ventilation system to assure a habitable environment. In conclusion, the noise study demonstrates that with the rehabilitation and replacement of the windows (as recommended in the noise report and which are part of the proposed project), the proposed project would result in acceptable interior noise levels consistent with those in the Title 24 standards.

Parking: The proposed project would remove two existing on-site parking spaces from the project site. The future residents at 1500 Page Street would be developmentally disabled adults who would not own or drive vehicles. The three employees would be encouraged to use public transportation and would have access to the two on-site bicycle parking. San Francisco does not consider parking supply as part of the permanent physical environment and therefore does not consider changes in parking conditions to be environmental impacts as defined by CEQA. Furthermore, the loss of two parking spaces would not create hazardous conditions or significant delays affecting traffic, transit, bicycles, or pedestrians, and characteristics of the project and the site would not render use of other modes infeasible.

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[4] Edward L. Pack Associates, Inc., *Noise Assessment Study For the Planned Developmentally Disabled Housing Project, 1500 Page Street, San Francisco,* April 12, 2013. This document is available for public review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case No. 2012.0258E.

[5] Day-night average sound level (DNL) is an average of daytime and nighttime noise levels with an adjustment that takes into consideration the greater need for quiet at night.

Other Topics: The project would not expand the building envelope; thus there would be no impacts related to biological resources, wind, or shadow. The project would not intensify use on the project site to the extent that it would result in impacts related to population and housing, transportation and circulation, or public services. The project site is not in an area with poor air quality and therefore would not expose sensitive receptors to substantial levels of air pollution.[6] As there would be no excavation beyond a depth of 3 feet for footings, there would be no impacts related to geotechnical issues or archeological resources. Furthermore, the project site has no recognized environmental conditions related to soil or groundwater contamination.[7] In conclusion, the proposed project would not have a significant impact on the environment involving these resource topics.

Neighborhood Concerns: A "Notification of Project Receiving Environmental Review" was mailed on August 6, 2013, to community organizations, potentially interested parties, tenants of properties adjacent to the subject property, and those persons who own property within 300 feet of the subject property. The notice requested comments concerning the potential environmental effects of this project. One commenter expressed support for the project, and another commenter expressed concerns regarding on-street parking by the project site's future residents and staff. Parking is addressed in the analysis above.

Conclusion: CEQA State Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant impact on the environment. As discussed above, the project would not result in significant environmental effects. Thus, the proposed project is appropriately exempt from environmental review under the General Rule Exclusion.

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[6] June M. Weintraub, San Francisco Department of Public Health, letter to Tim Dunn, Mercy Housing, regarding 1500 Page Street, June 25, 2013. This letter is available for review at 1650 Mission Street, 4th Floor, as part of Case No. 2012.0258E.

[7] AEI Consultants, *Phase I Environmental Site Assessment, 1500 Page Street, San Francisco, California,* June 22, 2011. This report is available for review at 1650 Mission Street, 4th Floor, as part of Case No. 2012.0258E.

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PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	December 11, 2013
Case No.:	**2012.0258E**
Project Address:	**1500 Page Street**
Zoning:	RM-1 (Residential, Mixed, Low Density) Zoning District 40-X Height and Bulk District
Block/Lot:	1223/004
Staff Contact:	Shelley Caltagirone, Preservation Planner (415) 558-6625 shelley.caltagirone@sfgov.org
Date Reviewed:	December 12, 2013

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The subject building is a three-story-over-basement, wood-frame, Classical Revival-style institutional structure. The building is clad with cast stone at the raised basement level and yellow brick at the floors above. At the first floor, the brick is laid in a rusticated pattern and delineated by a molded string course. The building retains its original one-over-one, double-hung wood-framed windows, which are crowned by bracketed lintels at the second floor. The building is capped by a denticulated wood cornice. The corner-lot building has two primary facades with an open corner entry framed by engaged brick pilasters and a single wood column with Ionic capitals. The entrance steps land on Page Street and are marked by an ornate wrought iron railing. At the Page Street façade (south) the regular rhythm of the bays is interrupted by a two-story height, arched window spanning the second and third floor levels.

A photograph from the journal, Architect and Engineer, dated May 1908 identifies the building as the Scobie Hospital, designed by architect T. Paterson Ross and engineer A. W. Burgren. Ross was a well-known local architect practicing in the Bay Area from 1890-1922, so designed many residences in the Pacific Heights neighborhood. Later, the 1913-15 Sanborn map identifies the building as "Trinity Hospital." By 1950, the Sanborn's indicate that the hospital building had been renamed the "Park Sanitarium." In 1964, the building permit application indicates that the building was converted to a boarding house, and by 1990 the building was in use as a residential care facility.

Pre-Existing Historic Rating / Survey

The subject property is listed on the Buena Vista survey; the City 1976 Architectural Survey with a rating of "0"; and the Un-reinforced Masonry Building Survey of 1990 with a rated of "1" High Priority. The property is not included on the National or California Registers. It is not listed on any other local, state or national registries. The property was evaluated by the Planning Department in 2008 (Case No. 2007.1259E) and found to be eligible for the California Register under Criterion 1 and 3 as a contributor to a potential historic district in North Buena Vista. The building is considered a "Category A" property (Known Historic Resource) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the past evaluation.

Neighborhood Context and Description

The parcel is located at the southwest corner of the intersection of Oak Street and Masonic Avenue. The area is characterized by small-scale homes and flats, most of which were constructed in the late 19th and early 20th century. Building heights typically range from two stories above a ground floor to three stories. Building styles and ornamentation are predominately Shingle/First Bay, Queen Anne, Edwardian, and Eclectic. The area represents the first westward expansion of the city grid in the 1880s spurred by the development of the Haight Street cable car. In 1989, the time of the Buena Vista survey, it was estimated that 95% of the buildings constructed between 1880 and 1899 were extant. Furthermore, the neighborhood contains many building that are listed in Here Today and in the 1976 Citywide Architectural Survey, indicating the presence of a potential historic district.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance:	Period of Significance: 1880-1910 ☒ Contributor ☐ Non-Contributor

The building at 1500 Page, originally constructed as Scobie Hospital, appears to be eligible for the California Register under Criterion 1 and 3 as a contributor to a historic district located in the North Buena Vista neighborhood. The district, roughly bound by McAllister and Haight Street to the north and south, and Lyon and Masonic Streets to the east and west, is significant as representing the first wave a residential development to follow the construction of the Haight Street cable car and the western extension of the city grid in the 1880s. The district also contains a group of highly intact buildings representing the prominent architectural styles of the late 19th and early 20th centuries. This district consists of Shingle/First Bay, Queen Anne, and Edwardian style buildings. The buildings in the area display a consistent pattern of styles, forms, footprints, and fenestration. The construction date of the subject building, 1903, falls within the period of significance identified for this district. Moreover, as an early institutional building located at a prominent corner site, the former hospital is a significant anchor building, both socially and architecturally, within the potential historic district.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property retains integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The subject property retains all of its character-defining features and does not appear to have been altered during its lifetime.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the subject building are the following:

- rectangular massing
- flat roof
- projecting cornice
- yellow brick cladding
- wood-framed, double-hung windows
- wood ornamentation
- metal stair railing

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☐ Individually-eligible Resource
  ☒ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________

Date: Dec. 13. 2013

Tina Tam, *Senior Preservation Planner*

PART II: PROJECT EVALUATION

Proposed Project ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: October 30, 2013

Project Description

The proposed project is to rehabilitate the existing masonry building for residential use. The work includes; modifying window and door openings at the secondary north façade; removing the existing fire escape at the north façade; installing a new entry within an existing opening on the north wall of the courtyard area to the north of the building; and removing a one-story mechanical shed from the northwest corner of the project site.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project meets the Secretary of the Interior Standards and, therefore, will not cause a significant adverse impact to the subject building or the North Buena Vista Historic District. Specifically, the project meets the Secretary of the Interior's Standards (Standards) concerning the Rehabilitation of Historic Properties. The relevant Standards are listed below:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed supportive housing use is in keeping with the nature of the original hospital use and will require minimal changes to the historic fabric.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposal will not cause the removal of any significant architectural features of the primary or secondary facades and will not significantly alter the characteristic massing or scale of the building. The openings to be altered at the ground floor level of the north façade are not significant architectural features of the façade or building due to their utilitarian and irregular character. The one-story mechanical shed at the northwest corner of the subject property is not a historically significant character-defining feature.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The distinctive elements that characterize the property, such as the yellow brick cladding, the decorative wood trim, columns and cornice, the iron stair railing, and the wood-framed, double-hung windows will not be removed.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Regarding the introduction of a new entry within the courtyard at the north side of the property, the entry will relate well to the proportions of the historic façade and will be adequately differentiated from the historic building through the use of contemporary materials and design. Also, the side setback area does not appear to have had a historically significant use; therefore, the new use of the setback as a courtyard and entrance space will not alter a character-defining feature of the site.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

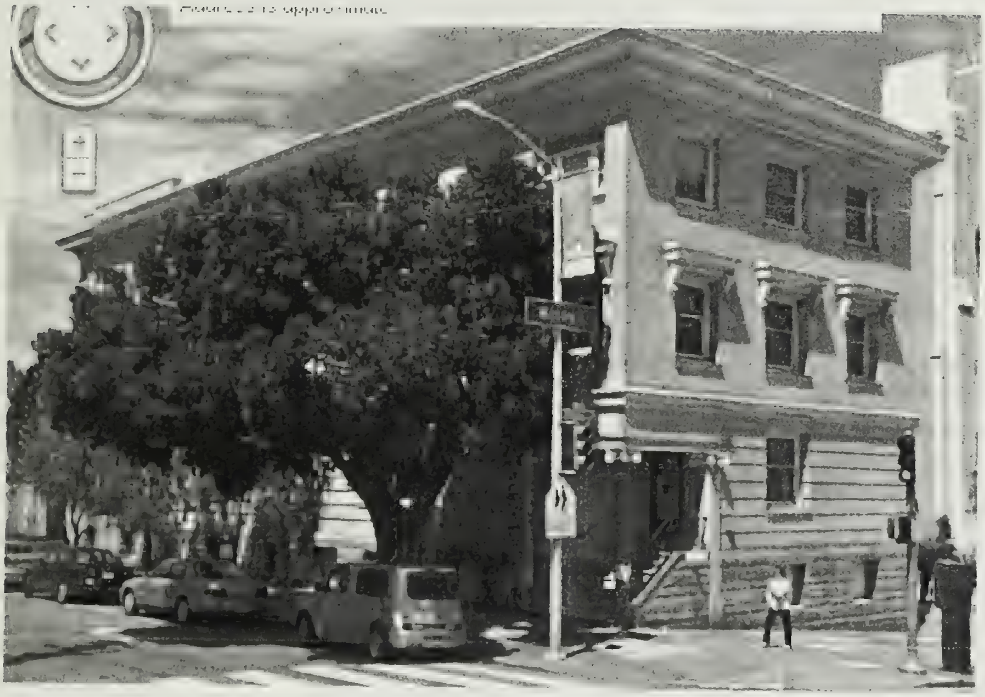
All proposed alterations may be removed in the future without any damage to the essential form and integrity of the historic building.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 12-13-2013

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



1500 Page Street

SAN FRANCISCO
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Certificate of Determination
Exemption from Environmental Review

Case No.: **2013.0564E**
Project Title: **585 Marina Boulevard**
Zoning: RH-1 (Residential – House, One Family) Use District
40-X Height and Bulk District
Block/Lot: 0912/007D
Lot Size: 3,497 square feet
Project Sponsor: Larry Paul, AIA, L.A. Paul & Associates (415) 922-9282
Staff Contact: Heidi Kline – (415) 575-9043, Heidi.Kline@sfgov.org

PROJECT DESCRIPTION:

The proposed project includes the addition of approximately 4,000 square feet of building area to an existing 3,770-square-foot, three-story single-family residence built in 1954. The planned improvements include a horizontal expansion to the three floors at the rear of the existing residence and the addition of a fourth floor over all but the front (north) 14 feet of the lower three floors. The maximum building height would increase from 35 feet to 39 feet and 6 inches at the highest point of the proposed fourth floor roof. The project site is located in the Marina District on Marina Boulevard, between Divisadero and Scott Streets.

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(2))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

APPROVAL ACTION:

The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the approval action for the project. If no Discretionary Review is requested, the issuance of a building permit by the Department of Building Inspection is the approval action.

Sarah Jones
Environmental Review Officer

December 24, 2013
Date

cc: Larry Paul, Project Sponsor
Virna Byrd, MDF
Frank Petrilli, BBN

Supervisor Mark Farrell, District 2
Historic Preservation Distribution List
Jonathan Lammers, Preservation Planner

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REMARKS:

Historic Resources. The existing residence was constructed in 1954 and is classified as a Category "B", or potential historic resource, in the Planning Department's records. A Category B rating indicates that additional information is necessary to make a determination as to whether the site is a historic resource or not. In order for a building to be deemed a historic resource for purposes of CEQA Section 21084.1, it must be listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR), or included in a local register of historic resources.

Based on supplemental building information submitted by Larry Paul, AIA[1] and research completed by the Planning Department's Preservation staff, the project site was evaluated to determine whether it met any one of the National Register of Historic Places' four criteria: Criterion 1 (Event), Criterion 2 (Persons), Criterion 3 (Architecture), or Criterion 4 (Information Potential), required for a project to be deemed eligible for listing in the CRHR. Preservation staff determined that the project site is individually eligible for listing in the CRHR under Criterion 3 – Architecture in its Historic Resource Evaluation Response (HRER)–Part 1.[2]

Under Criterion 3, the building must be found to embody distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values. The existing residence at 585 Marina Boulevard was found to be representative of the International style during the Post-war period, with character-defining features including horizontal bands of windows (ribbon windows), horizontal emphasis, and simple, sharply-defined roofline. Additionally, the building is the only known single-family residential commission designed by the accomplished architectural firm Ryan & Lee considered master architects for their institutional religious designs. The project site is not part of any known or potential historic district, as the larger Marina District neighborhood was predominantly constructed in the 1920s with buildings designed in entirely different architectural styles.

After the property was determined to be a "historical resource" for the purposes of CEQA, the Department's Preservation staff initiated its review to determine if the proposed project would cause a substantial adverse change in the significance of the historical resource. CEQA defines a "substantial adverse change" as the physical demolition, destruction, relocation or alteration of the historical resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. CEQA goes on to define "materially impaired" as work that materially alters, in an adverse manner, those physical characteristics that convey the resource's historical significance and justify its inclusion in the California Register of Historic Places, a local register of historical resources, or an historical resource survey.

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[1] Paul, Larry, Supplemental Information Form for Historical Resource Determination. December 9, 2011. This report is available for review as part of Case File No. 2013.0564E at the SF Planning Department, 1650 Mission Street, Suite 400.

[2] Lammers, Jonathan, Historic Resource Evaluation Response – Part 1. July 2, 2013 (dated), July 25, 2013 (signed). This report is available for review as part of Case File No. 2013.0564E at the SF Planning Department, 1650 Mission Street, Suite 400.

Preservation staff evaluated the project using the Secretary of the Interior Standards for Rehabilitation[3] (Standards) and reporting its findings in an HRER – Part 1 and 2, prepared in August 2013.[4] It concluded that the proposed project, as designed, was not consistent with the Standards and provided guidance to the project sponsor on possible changes to the project that would make it consistent with the Standards. Those recommended changes were as follows:

1) Avoid changes to the visible historic features, materials, and elements on the primary (front) building façade.
2) Set the fourth-floor building addition back a minimum of 15 feet from the front façade and adjust the height of the addition to minimize its visibility from the public right-of-way.
3) Avoid new windows on the ground floor of the primary building façade.

In November 2013, the project sponsor submitted revised plans for the proposed project[5] that lowered the height of the fourth-floor addition and increased its setback from the primary façade to 14′-3″, allowing the retention of the front 5-foot-deep section of the existing character-defining shed roof at the front façade. The proposed ground floor windows were not removed from the proposed project.

Preservation staff reviewed the revised plans and reported its findings in an HRER – Revised Part 2 in December 2013.[6] The project was found to strictly adhere to six of the 10 Standards and an evaluation of the project's compliance was prepared for the remaining four: Standards 2, 5, 9, and 10. A summary of that evaluation is as follows:

> *Standard #2 - The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
>
> Most of the existing building's principal architectural features and distinctive materials are concentrated at the front of the property and would be retained and preserved as part of the planned changes. However, the proposed fourth-floor addition would impact the building's massing, scale and proportion. This impact would be minimized by locating the addition a distance of 14′-3" back from the primary (front) façade, effectively reducing its visibility.

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[3] National Park Service, Secretary of the Interior Standards for Rehabilitation, 1992. Available online at: http://www.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm. Accessed December 18, 2013.

[4] Lammers, Jonathan, Historic Resource Evaluation Response – Part 1 (includes Part 2 – Project Evaluation). July 2, 2013 (dated), August 27, 2013 (signed). This report is available for review as part of Case File No. 2013.0564E at the SF Planning Department, 1650 Mission Street, Suite 400.

[5] L.A. Paul & Associates, Steele Residence Alterations & Additions, 585 Marina Boulevard, dated "Received November 19, 2013, City & County of S.F. Planning Department MEA". These plans are available for review as part of Case File No. 2013.0564E at the SF Planning Department, 1650 Mission Street, Suite 400.

[6] Lammers, Jonathan, Historic Resource Evaluation Response – Revised Part 2. December 4, 2013 (dated), December 18, 2013 (signed). This report is available for review as part of Case File No. 2013.0564E at the SF Planning Department, 1650 Mission Street, Suite 400.

> *Standard #5 - Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
>
> The proposed project would remove the rear portion of the shed roof (a character-defining feature) located at the front of the property. It would be replaced by a new roof deck with tempered glass guardrail. The northernmost (street-facing) 5-foot section of the shed roof would be retained in order to preserve a key portion of this distinctive sloped roofline. Additionally, two new casement windows would be added on the ground floor near the existing entry that would require removal of a portion of the existing rustic redwood siding. Considered as a whole, the proposed alterations would not remove distinctive materials, features and finishes to the extent that the integrity of the property is impaired.
>
> *Standard #9 - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
>
> The impacts of the proposed additions and exterior alterations would be concentrated at the roofline and rear of the property. The proposed fourth-story addition, while compatible with the historic materials and features of the property, would alter the building's scale, proportion and massing. The northern edge of the vertical addition would be 12′-3" in height, compared with the existing 8′-0" to 9′-0" plate heights of the other floors. However, the addition has been set back 14′-3″ from the primary (front) façade to minimize its visibility. The east and west ends of the addition would be partially or entirely screened by the adjacent buildings and the glass guardrail for the roof deck would be set back 5′-0" from the front edge of the shed roof. Therefore, the addition as a whole would be minimally visible from the adjacent public right-of-way.
>
> *Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
>
> The new additions contemplated by the proposed project would be fully integrated with the existing structure and their future removal would require significant effort to restore the essential historic form and articulation of the property. Thus, while the removal of these additions is technically feasible, the nature of the additions does not meet the intent of this Standard.

Preservation staff found that while the proposed project would not be in strict compliance with all the Standards, the implementation of the planned alterations would not destroy the building's character-defining features to the extent that its historic significance cannot be understood, or that its integrity is materially impaired. Upon completion of the proposed alterations, the property would remain eligible for inclusion in the California Register of Historic Places, a local register of historical resources, or an historical resource survey. Therefore, the proposed project would not result in a substantial adverse change to a historic resource and there would be no significant impacts to the historic resource as a result of the project.

Geotechnical. The project site at 585 Marina Boulevard is located within a mapped liquefaction zone as determined by the California Department of Conservation, delineated in accordance with Chapter 7.8, Division 2 of the Public Resources Code (Seismic Hazards Mapping Act)[7]. Liquefaction is the transformation of a confined layer of sandy or silty water-saturated material into a liquid-like state because of earthquake shaking. A review of the geologic conditions of the project site and evaluation of the potential geotechnical impacts, particularly those generated by liquefaction, was conducted for the proposed project by Nersi Hemati, Consulting Soil Engineer.[8] The project site is a relatively flat lot comprised of loose sandy fill underlain by naturally-occurring silty sand and sandy bay mud. The soil engineer found that the site is subject to differential settlement from bay mud consolidation or partial liquefaction during earthquake shaking. Some settlement may result from the weight of the proposed addition and provisions for re-leveling should be made for differential settlement between the existing structure and proposed addition. A mat-slab or footings and grade beams foundation system is recommended for the proposed new addition and any upgrade to the existing foundation as it would span localized ground settlements and therefore, minimize abrupt differential settlement.

The geotechnical surficial reconnaissance study found that the project site is suitable for the proposed construction provided that a more detailed geotechnical investigation including subsurface exploration and laboratory testing be completed and all recommendations in the geotechnical study be adhered to during the Department of Building Inspection permit plancheck process and in accordance with existing regulations. The project sponsor would be required to follow these recommendations and comply with all applicable regulations. Thus, the proposed project would not have any significant geotechnical impacts.

Exemption Class. Under CEQA State Guidelines Section 15301(e)(2), or Class 1, additions to existing structures of up to 10,000 square feet are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would increase the existing 3,770-square-foot building by approximately 4,000 square feet to a total building area of 7,770 square feet. The 4,000-square-foot addition is less than the 10,000-square-feet allowed by this exemption. In addition, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. Therefore, the proposed project would be exempt from environmental review under Class 1.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant historical, geotechnical, or other adverse environmental impacts. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[7] California Department of Conservation, Seismic Hazard Zones, City and County of San Francisco, November 17, 2000. Available online at http://gmw.consrv.ca.gov/shmp/download/quad/SAN_FRANCISCO_NORTH/maps/ozn_sf.pdf. Accessed December 18, 2013.

[8] Hemati, Nersi, P.E., G.E., Preliminary Geotechnical Reconnaissance – Proposed Alterations & Additions, 585 Marina Boulevard, San Francisco, California. April 11, 2013. This report is available for review as part of Case File No. 2013.0564E at the SF Planning Department, 1650 Mission Street, Suite 400 .

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

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Planning
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Date	July 2, 2013
Case No.:	2013.0564E
Project Address:	585 Marina Boulevard
Zoning:	RH-1 (Residential-House, One Family) 40-X Height and Bulk District
Block/Lot:	0912/077D
Date of Review:	July 3, 2013 (Part I)
Staff Contact:	Jonathan Lammers (Preservation Planner) (415) 575-9093 jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 585 Marina Boulevard, is located on a rectangular-shaped lot measuring 35 feet by 100 feet on the south side of Marina Boulevard between Divisadero Street and Scott Street in the Marina neighborhood. The property is located within an RH-1 (Residential-House, One Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a three-story, wood-frame, single-family residence designed with International style influences. It was constructed in 1954 per the San Francisco Assessor-Recorder. The building is irregular in plan and features a largely rectangular three-story massing toward the north (front) capped by a combination shed and flat roof, with a two-story L-shaped wing with a flat roof wrapping a patio at the rear. The upper stories of the primary façade overhang the ground floor and are supported by metal pilotis. The ground floor is clad with wood rustic channel siding and the upper stories are clad with smooth stucco.

The primary entrance is centered on the first story and inset within the overhang of the upper floors. The entry features a partially-glazed wood door flanked by sidelights. A corner window also wraps the western side of entry. An integral garage with roll-up door is located at the west end of the ground floor. Typical fenestration consists of ribbons of wood-frame casement windows on the upper stories. These windows are located within a shallow bay that projects slightly from the east end of the façade, while the windows at the west end of the bay wrap the corners. The east end of the window bay features flat board trim which wraps around to form a thin beltcourse above the third-story windows. A wooden beltcourse also runs along the base of the projecting bay. The primary façade terminates in a shed roof with a simple cornice which overhangs the projecting window bay. The far eastern end of the façade, however, terminates in a flat roof with a shallow parapet.

Known alterations to the exterior of the property include the repair of earthquake damage and temporary shoring (1989); the replacement of front glass, tile decking on the patio, and the installation of a greenhouse window in the kitchen (1991); the replacement of five living room windows and two bedroom windows (1997); and the replacement of slate decking in the courtyard (1998).

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

585 Marina Street is located in San Francisco's Marina neighborhood and directly faces the Marina yacht harbor. The area surrounding the subject property is exclusively residential and characterized by three-story single-family dwellings along Marina Boulevard, with larger four-story apartment buildings located along Scott, Divisadero and Jefferson streets. Construction dates for buildings located on the subject block range from 1927 to 1957, although most were built during a burst of development concentrated between 1927 and 1929. This is reflected in the architecture of the building stock, which skews heavily to Mediterranean Revival style designs, with scattered examples of French Provincial and Tudor Revival designs. 585 Marina Boulevard is one of two buildings (along with 561 Marina Boulevard) constructed on the subject block during the 1950s, both of which feature International style design influences. Generally speaking, the overall level of architectural integrity is good, with window replacement being the most common alteration. Satellite photos show that approximately five buildings on the subject block also have vertical additions. It should be noted that the blocks immediately surrounding the subject building have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☒ Yes ☐ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1954	Period of Significance: N/A ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Determination prepared by L. A. Paul (dated 31 May 2013), information found in the Planning Department files, and research conducted on the Marina neighborhood, Preservation staff finds that the subject building is individually eligible for listing on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

As shown on the 1869 U.S. Coast Survey map, most of what is today the Marina District was either submerged beneath San Francisco Bay or consisted of shallow tidelands. The primary routes through the area were the Presidio Road, developed during the 1840s, and the Bay Shore & Fort Point Road, a toll road developed in 1864 which ran from North Beach to the Presidio.

During the late 19th century, much of the area remained sparsely developed, although a few industrial facilities were constructed in the vicinity, as well as a popular weekend resort known as Harbor View Park. During this period, San Francisco businessman, James Fair, purchased nearly fifty blocks in the Harbor View area, much of which consisted of submerged lands. In 1892, Fair convinced the city to build a seawall in order to fill in the area, which could then be used for further industrial development. The project was halted in 1894, however, with only 60 acres having been filled.

After the 1906 Earthquake and Fire, earthquake refugee camps were established at Harbor View (Camp No. 8) and at Lobos Square (Camp No. 9). By 1910, with San Francisco well on the way to recovery from the Earthquake, San Francisco merchants raised over four million dollars to acquire the Harbor View area for the site of a World's Fair. They also formed the Exposition Company, which began leasing lands for the site of the fair—including large tracts of land owned by the daughters of James Fair. Suction dredges were then used to pump sand and mud from San Francisco Bay to fill the remaining area behind the seawall. Existing buildings adjacent to the newly filled land were demolished to make way for the Exposition.

The Panama-Pacific International Exposition (PPIE) opened in February 1915, celebrating both the completion of the Panama Canal and San Francisco's recovery from the Earthquake. Over 18 million visitors came to the fair over the course of the year. The vast majority of the PPIE buildings were designed to be temporary, and most were demolished immediately following the fair. By 1917, the only remaining buildings were the Yacht Harbor, the North Gardens (now Marina Green), the Palace of Fine Arts and the Column of Progress (no longer extant). The streetcar lines established by the San Francisco Municipal Railway to provide access to the fair remained in use, however, making the former PPIE lands extremely attractive for residential development. In 1922, the Marina Corporation was formed to develop 55 acres bounded by Fillmore, Scott, Chestnut and Marina Boulevard. Here, diagonal and curvilinear streets were installed to provide bay views and promote the idea of a residential park. Elsewhere, the land owned by James Fair's daughters was sold off and developed with the standard street grid. Residential and commercial uses were generally segregated as the result of the passage of San Francisco's first zoning law in 1917.

In the 1920s and 1930s, the new Marina District—as the former Harbor View area came to be known—experienced a sustained residential building boom. New houses, flats, and apartments were constructed in a variety of architectural styles, with Mediterranean Revival and Classical Revival influenced designs by far the most popular. Other common influences included Tudor Revival, Spanish Colonial Revival and

French Provincial designs, as well as scattered examples of Art Deco buildings. Civic development accompanied the growth of the Marina District. This included construction of the Funston Playground (now called Moscone Recreation Center) at Lobos Square, as well as the Marina Junior High School (1937) directly to the west. Portions of Chestnut Street evolved as the primary commercial corridor, largely because it marked the route of the D Geary-Van Ness streetcar line, later replaced by a bus line. By the late 1930s, the Marina District was almost completely built out. The 1950 Sanborn map shows the subject block as completely developed save for two vacant parcels: the future locations of 561 and 585 Marina Boulevard. The surrounding blocks are also similarly built out.

During the mid-20th century, Lombard Street—with its direct access to the Golden Gate Bridge—was developed with a large number of motels catering to auto tourists. More recently, the Marina District suffered severe damage during the 1989 Loma Prieta Earthquake, as liquefaction of the land filled for the PPIE caused buildings to collapse and gas mains to burst. Most of the damaged properties have since been renovated or rebuilt.

Considered as a whole, the build out of the Marina neighborhood represents a cohesive development pattern concentrated during the early 1920s through the mid-1930s. However, because 585 Marina Boulevard was constructed in 1954, it is not able to convey any association with this key period of development. Likewise, there are relatively few properties of similar age in the vicinity, preventing the identification of a potential historic district focused on midcentury development. Based on the information provided in the Supplemental Information Form for Historical Resource Determination and research conducted by Planning Department staff, the property also does not appear to be associated with any events significant in local, state or national history.

It is therefore determined that 585 Marina Boulevard is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.
Based on information provided with the Supplemental Information Form for Historical Resource Determination (Supplemental Information Form), the property was constructed for Dino Ghelardi (1896-1982) and Hazel Ghelardi. (1900-1989). At the time the building was constructed, Mr. Ghelardi was employed as the President of Berti Produce Company, a wholesale produce firm located at 215 Washington Street in what was then San Francisco's Produce District.

Research conducted by Planning Department staff indicates that Dino Ghelardi was a native of Italy and immigrated to the United States in 1913. San Francisco city directories show that during the 1910s and early 1920s he was variously employed as a laborer, iron worker and welder. Ghelardi was naturalized as a U.S. citizen in 1929. That same year he is identified in the city directory as a salesman working for Golden State produce and living at 3812 Divisadero Street. This building is located around the corner from 585 Marina Boulevard and remained Ghelardi's residence until construction of the subject property. Ghelardi also retained ownership of the Divisadero Street building an in 1964 had that building altered with Modern architectural influences.

City directories indicate that by 1937 Ghelardi had risen to become Vice President of the Golden State Produce Company, and by 1945 was working as manager of the Berti Produce Company. Mr. Ghelardi remained at 585 Marina Boulevard until his death in 1982. The property was subsequently sold to

Richard and Mamie Tang in 1991, and immediately resold to Harold & Michele Spitz. The Spitzs owned the property until 2007, when it was sold to the current owner.

The property is most closely identified with Dino Ghelardi, who commissioned its construction and remained in residence for nearly four decades. Research conducted by Planning Department staff indicate that, while Dino Ghelardi was clearly successful as a businessman in the wholesale produce industry, he does not appear to be a person important to local, state or national history. It is therefore determined that 585 Marina Boulevard is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
585 Marina Boulevard was constructed in 1954 with strong International style design influences. According to the original building permit, the building was designed by the architectural firm of Ryan & Lee (Paul A. Ryan and John Michael Lee). Paul A. Ryan (1907-1988) studied at Sacred Heart College and was trained at the Ecole des Beaux Arts in Paris, graduating in 1933. Between 1934 and 1936 he worked as a draftsman-designer for the noted architect, Louis P. Hobart, before establishing his own practice. In 1938, Ryan was appointed to the San Francisco Art Commission, completing the term of John Bakewell, Jr. He served on the Commission until 1943, when he joined the U.S. Army, and again served on the Commission from 1945-1951. John Michael Lee (1914-1967) received degrees from Notre Dame and Princeton before working as a draftsman in the office of James W. O'Conner.

As a firm, Ryan & Lee was active between 1946 and 1960. Most of their designs were for Catholic institutions, including the Convent of Good Shepherd and the Carmelite Monastery in San Francisco, as well as St. Sebastian's Church in Greenbrae; Blessed Sacrament Church in Santa Venetia; the school and rectory of St. Rita's Church in Fairfax; and St. Jarlath's Church in Oakland. Most of these works were overtly historicist and executed in variants of the Spanish Colonial Revival style. Designs that show the influence of Modernism on the firm include Riordan High School and Harbor Slope public housing in San Francisco. Ryan and Lee would partner again during the 1960s with Angus McSweeny, Pier Luigi Nervi and Pietro Belluschi on the design of St. Mary's Cathedral, completed in 1971

Considered as a whole, Ryan & Lee may be considered master architects for their institutional religious designs. Their entire body of work, however, is not well documented. Research conducted by Planning Department staff did not reveal any single-family residential commissions by Ryan & Lee other than 585 Marina Boulevard.

As mentioned above, the design of 585 Marina Boulevard is most closely aligned with the International style. According to *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*, which provides primary guidance for the evaluation of Modern buildings in San Francisco, character-defining features of the International style include the following:

- Horizontal bands of windows (ribbon windows)
- Minimal applied ornamentation
- Cantilevered planes
- Emphasis on horizontal planes
- Exterior walls of stucco, concrete and occasionally of wood or brick
- Corner windows

- Flat roofs with flush parapet or cantilevered overhang
- Strong right angles and simple cubic forms
- Walls of glass
- Open interior floor plans

The design of 585 Marina Boulevard includes many of the features outlined above, including ribbon windows, a horizontal emphasis, stucco cladding, corner windows and an open interior floor plan. According to the context statement, such residences are rare in San Francisco and were most often designed by master architects. They typically exist as in-fill construction in existing neighborhoods including Pacific Heights, Twin Peaks, Telegraph Hill, and the Marina District. In the vicinity of 585 Marina Boulevard, one of the most prominent examples of International style architecture is the Schiff House at 2058 Jefferson Street, designed by Richard Neutra and completed in 1937. Another building evidencing International style design influences is 561 Marina Boulevard, designed by George Meu and constructed in 1957. In 2007, the Planning Department determined 561 Marina Boulevard was individually eligible for listing on the California Register.

Based on the information provided in the Supplemental Information Form for Historical Resource Determination and research conducted by Planning Department staff, 585 Marina Boulevard appears individually eligible for listing on the California Register as a building that embodies the distinctive characteristics of a type and period. Specifically, the building amply demonstrates the evolution of the International style during the post-war period, most notably through its ribbon windows, horizontal emphasis and simple, sharply-defined roofline. The building likewise retains its original cladding, and has not experienced any significant alterations. Though not a primary reason for its significance, the building also appears to be a rare example of a single-family residence designed by an accomplished architectural firm.

585 Marina Boulevard does not appear to contribute to any potential historic district. As discussed in this analysis, the larger neighborhood was primarily built out during the late 1920s with buildings designed in various period revival styles. 585 Marina Boulevard employs an entirely different architectural vocabulary and is unable to convey association with the neighborhood's key period of development.

It is therefore determined that 585 Marina Boulevard is individually eligible for listing in the California Register under Criterion 3 as a rare example of a Modern residence designed with strong International style design influences. It is not eligible under Criterion 3 as a contributor to a potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 585 Marina Boulevard is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

585 Marina Boulevard has experienced relatively few alterations since its construction. According to copies of building permit applications included with the Supplemental Information Form, these include the replacement of front glass, slate decking on the patio, the installation of a greenhouse window in the kitchen, and the replacement of five living room windows and two bedroom windows. These alterations have not compromised the building's ability to convey its association with its original design. Crucially, the building retains its original fenestration pattern, roofline and cladding, and thus retains integrity of design and workmanship. Although some windows have been replaced, these replacements appear to have been made in-kind and thus the building retains integrity of materials. The building likewise retains integrity of location, setting and association within the context of its neighborhood. Overall, 585 Marina Boulevard retains integrity.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Character-defining features of 585 Marina Boulevard as identified as follows:

- Massing and form
- Slightly projecting bay on the upper stories featuring casement ribbon windows which wrap the corner at the west end; also the flat board trim at the east end of the projecting bay and above the third-story widows
- Wood belt course between the first and second stories
- Simple cornice with broad eaves which overhangs the window bay
- Combination stucco (upper stories) and channeled wood (ground floor) cladding.
- Pilotis supporting the overhang of the upper stories
- Recessed entry with sidelights and corner window

CEQA Historic Resource Determination

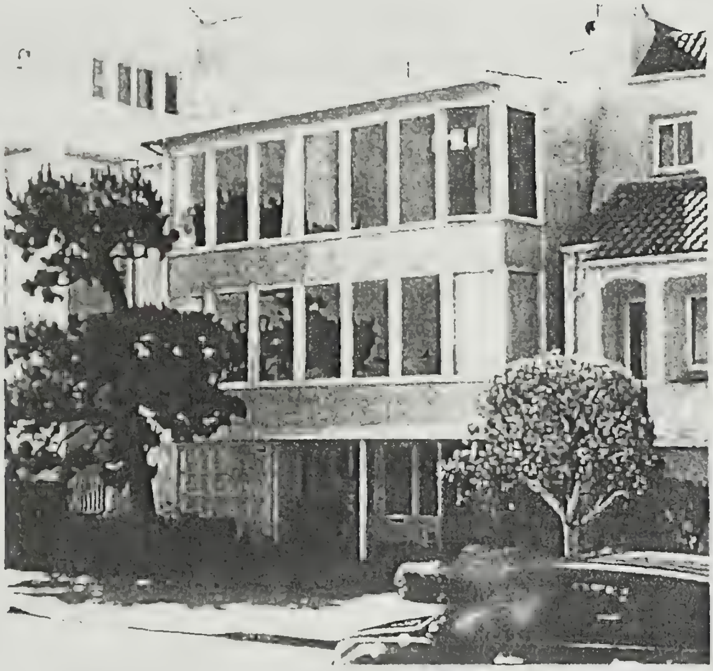
☒ Historical Resource Present
  ☒ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

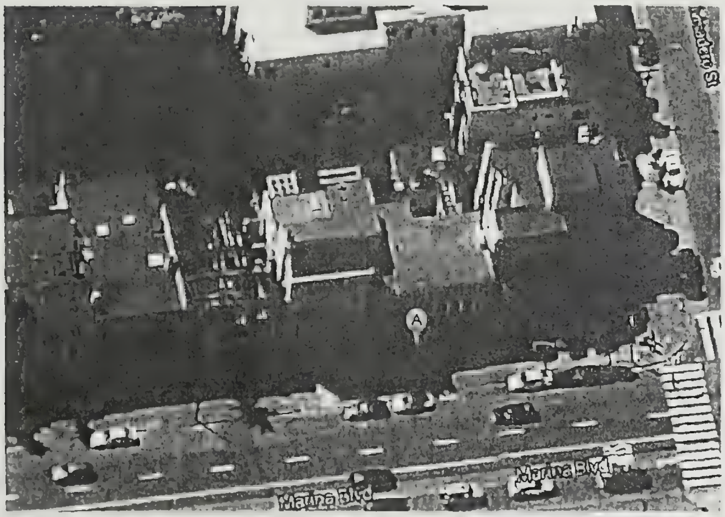
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________________ Date: 7-25-2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



585 Marina Boulevard primary façade (Google Maps)



585 Marina Boulevard satellite view (Google Maps)

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

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San Francisco,
CA 94103-2479

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Planning
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Date July 2, 2013
Case No.: 2013.0564E
Project Address: 585 Marina Boulevard
Zoning: RH-1 (Residential-House, One Family)
40-X Height and Bulk District
Block/Lot: 0912/077D
Date of Review: July 3, 2013 (Part I)
Staff Contact: Jonathan Lammers (Preservation Planner)
(415) 575-9093
jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 585 Marina Boulevard, is located on a rectangular-shaped lot measuring 35 feet by 100 feet on the south side of Marina Boulevard between Divisadero Street and Scott Street in the Marina neighborhood. The property is located within an RH-1 (Residential-House, One Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a three-story, wood-frame, single-family residence designed with International style influences. It was constructed in 1954 per the San Francisco Assessor-Recorder. The building is irregular in plan and features a largely rectangular three-story massing toward the north (front) capped by a combination shed and flat roof, with a two-story L-shaped wing with a flat roof wrapping a patio at the rear. The upper stories of the primary façade overhang the ground floor and are supported by metal pilotis. The ground floor is clad with wood rustic channel siding and the upper stories are clad with smooth stucco.

The primary entrance is centered on the first story and inset within the overhang of the upper floors. The entry features a partially-glazed wood door flanked by sidelights. A corner window also wraps the western side of entry. An integral garage with roll-up door is located at the west end of the ground floor. Typical fenestration consists of ribbons of wood-frame casement windows on the upper stories. These windows are located within a shallow bay that projects slightly from the east end of the façade, while the windows at the west end of the bay wrap the corners. The east end of the window bay features flat board trim which wraps around to form a thin beltcourse above the third-story windows. A wooden beltcourse also runs along the base of the projecting bay. The primary façade terminates in a shed roof with a simple cornice which overhangs the projecting window bay. The far eastern end of the façade, however, terminates in a flat roof with a shallow parapet.

Known alterations to the exterior of the property include the repair of earthquake damage and temporary shoring (1989); the replacement of front glass, tile decking on the patio, and the installation of a greenhouse window in the kitchen (1991); the replacement of five living room windows and two bedroom windows (1997); and the replacement of slate decking in the courtyard (1998).

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

585 Marina Street is located in San Francisco's Marina neighborhood and directly faces the Marina yacht harbor. The area surrounding the subject property is exclusively residential and characterized by three-story single-family dwellings along Marina Boulevard, with larger four-story apartment buildings located along Scott, Divisadero and Jefferson streets. Construction dates for buildings located on the subject block range from 1927 to 1957, although most were built during a burst of development concentrated between 1927 and 1929. This is reflected in the architecture of the building stock, which skews heavily to Mediterranean Revival style designs, with scattered examples of French Provincial and Tudor Revival designs. 585 Marina Boulevard is one of two buildings (along with 561 Marina Boulevard) constructed on the subject block during the 1950s, both of which feature International style design influences. Generally speaking, the overall level of architectural integrity is good, with window replacement being the most common alteration. Satellite photos show that approximately five buildings on the subject block also have vertical additions. It should be noted that the blocks immediately surrounding the subject building have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1954	Period of Significance: N/A ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Determination prepared by L. A. Paul (dated 31 May 2013), information found in the Planning Department files, and research conducted on the Marina neighborhood, Preservation staff finds that the subject building is individually eligible for listing on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

As shown on the 1869 U.S. Coast Survey map, most of what is today the Marina District was either submerged beneath San Francisco Bay or consisted of shallow tidelands. The primary routes through the area were the Presidio Road, developed during the 1840s, and the Bay Shore & Fort Point Road, a toll road developed in 1864 which ran from North Beach to the Presidio.

During the late 19th century, much of the area remained sparsely developed, although a few industrial facilities were constructed in the vicinity, as well as a popular weekend resort known as Harbor View Park. During this period, San Francisco businessman, James Fair, purchased nearly fifty blocks in the Harbor View area, much of which consisted of submerged lands. In 1892, Fair convinced the city to build a seawall in order to fill in the area, which could then be used for further industrial development. The project was halted in 1894, however, with only 60 acres having been filled.

After the 1906 Earthquake and Fire, earthquake refugee camps were established at Harbor View (Camp No. 8) and at Lobos Square (Camp No. 9). By 1910, with San Francisco well on the way to recovery from the Earthquake, San Francisco merchants raised over four million dollars to acquire the Harbor View area for the site of a World's Fair. They also formed the Exposition Company, which began leasing lands for the site of the fair—including large tracts of land owned by the daughters of James Fair. Suction dredges were then used to pump sand and mud from San Francisco Bay to fill the remaining area behind the seawall. Existing buildings adjacent to the newly filled land were demolished to make way for the Exposition.

The Panama-Pacific International Exposition (PPIE) opened in February 1915, celebrating both the completion of the Panama Canal and San Francisco's recovery from the Earthquake. Over 18 million visitors came to the fair over the course of the year. The vast majority of the PPIE buildings were designed to be temporary, and most were demolished immediately following the fair. By 1917, the only remaining buildings were the Yacht Harbor, the North Gardens (now Marina Green), the Palace of Fine Arts and the Column of Progress (no longer extant). The streetcar lines established by the San Francisco Municipal Railway to provide access to the fair remained in use, however, making the former PPIE lands extremely attractive for residential development. In 1922, the Marina Corporation was formed to develop 55 acres bounded by Fillmore, Scott, Chestnut and Marina Boulevard. Here, diagonal and curvilinear streets were installed to provide bay views and promote the idea of a residential park. Elsewhere, the land owned by James Fair's daughters was sold off and developed with the standard street grid. Residential and commercial uses were generally segregated as the result of the passage of San Francisco's first zoning law in 1917.

In the 1920s and 1930s, the new Marina District—as the former Harbor View area came to be known—experienced a sustained residential building boom. New houses, flats, and apartments were constructed in a variety of architectural styles, with Mediterranean Revival and Classical Revival influenced designs by far the most popular. Other common influences included Tudor Revival, Spanish Colonial Revival and

French Provincial designs, as well as scattered examples of Art Deco buildings. Civic development accompanied the growth of the Marina District. This included construction of the Funston Playground (now called Moscone Recreation Center) at Lobos Square, as well as the Marina Junior High School (1937) directly to the west. Portions of Chestnut Street evolved as the primary commercial corridor, largely because it marked the route of the D Geary-Van Ness streetcar line, later replaced by a bus line. By the late 1930s, the Marina District was almost completely built out. The 1950 Sanborn map shows the subject block as completely developed save for two vacant parcels: the future locations of 561 and 585 Marina Boulevard. The surrounding blocks are also similarly built out.

During the mid-20th century, Lombard Street—with its direct access to the Golden Gate Bridge—was developed with a large number of motels catering to auto tourists. More recently, the Marina District suffered severe damage during the 1989 Loma Prieta Earthquake, as liquefaction of the land filled for the PPIE caused buildings to collapse and gas mains to burst. Most of the damaged properties have since been renovated or rebuilt.

Considered as a whole, the build out of the Marina neighborhood represents a cohesive development pattern concentrated during the early 1920s through the mid-1930s. However, because 585 Marina Boulevard was constructed in 1954, it is not able to convey any association with this key period of development. Likewise, there are relatively few properties of similar age in the vicinity, preventing the identification of a potential historic district focused on midcentury development. Based on the information provided in the Supplemental Information Form for Historical Resource Determination and research conducted by Planning Department staff, the property also does not appear to be associated with any events significant in local, state or national history.

It is therefore determined that 585 Marina Boulevard is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past. Based on information provided with the Supplemental Information Form for Historical Resource Determination (Supplemental Information Form), the property was constructed for Dino Ghelardi (1896-1982) and Hazel Ghelardi. (1900-1989). At the time the building was constructed, Mr. Ghelardi was employed as the President of Berti Produce Company, a wholesale produce firm located at 215 Washington Street in what was then San Francisco's Produce District.

Research conducted by Planning Department staff indicates that Dino Ghelardi was a native of Italy and immigrated to the United States in 1913. San Francisco city directories show that during the 1910s and early 1920s he was variously employed as a laborer, iron worker and welder. Ghelardi was naturalized as a U.S. citizen in 1929. That same year he is identified in the city directory as a salesman working for Golden State produce and living at 3812 Divisadero Street. This building is located around the corner from 585 Marina Boulevard and remained Ghelardi's residence until construction of the subject property. Ghelardi also retained ownership of the Divisadero Street building an in 1964 had that building altered with Modern architectural influences.

City directories indicate that by 1937 Ghelardi had risen to become Vice President of the Golden State Produce Company, and by 1945 was working as manager of the Berti Produce Company. Mr. Ghelardi remained at 585 Marina Boulevard until his death in 1982. The property was subsequently sold to

Richard and Mamie Tang in 1991, and immediately resold to Harold & Michele Spitz. The Spitzs owned the property until 2007, when it was sold to the current owner.

The property is most closely identified with Dino Ghelardi, who commissioned its construction and remained in residence for nearly four decades. Research conducted by Planning Department staff indicate that, while Dino Ghelardi was clearly successful as a businessman in the wholesale produce industry, he does not appear to be a person important to local, state or national history. It is therefore determined that 585 Marina Boulevard is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
585 Marina Boulevard was constructed in 1954 with strong International style design influences. According to the original building permit, the building was designed by the architectural firm of Ryan & Lee (Paul A. Ryan and John Michael Lee). Paul A. Ryan (1907-1988) studied at Sacred Heart College and was trained at the Ecole des Beaux Arts in Paris, graduating in 1933. Between 1934 and 1936 he worked as a draftsman-designer for the noted architect, Louis P. Hobart, before establishing his own practice. In 1938, Ryan was appointed to the San Francisco Art Commission, completing the term of John Bakewell, Jr. He served on the Commission until 1943, when he joined the U.S. Army, and again served on the Commission from 1945-1951. John Michael Lee (1914-1967) received degrees from Notre Dame and Princeton before working as a draftsman in the office of James W. O'Conner.

As a firm, Ryan & Lee was active between 1946 and 1960. Most of their designs were for Catholic institutions, including the Convent of Good Shepherd and the Carmelite Monastery in San Francisco, as well as St. Sebastian's Church in Greenbrae; Blessed Sacrament Church in Santa Venetia; the school and rectory of St. Rita's Church in Fairfax; and St. Jarlath's Church in Oakland. Most of these works were overtly historicist and executed in variants of the Spanish Colonial Revival style. Designs that show the influence of Modernism on the firm include Riordan High School and Harbor Slope public housing in San Francisco. Ryan and Lee would partner again during the 1960s with Angus McSweeny, Pier Luigi Nervi and Pietro Belluschi on the design of St. Mary's Cathedral, completed in 1971

Considered as a whole, Ryan & Lee may be considered master architects for their institutional religious designs. Their entire body of work, however, is not well documented. Research conducted by Planning Department staff did not reveal any single-family residential commissions by Ryan & Lee other than 585 Marina Boulevard.

As mentioned above, the design of 585 Marina Boulevard is most closely aligned with the International style. According to *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement*, which provides primary guidance for the evaluation of Modern buildings in San Francisco, character-defining features of the International style include the following:

- Horizontal bands of windows (ribbon windows)
- Minimal applied ornamentation
- Cantilevered planes
- Emphasis on horizontal planes
- Exterior walls of stucco, concrete and occasionally of wood or brick
- Corner windows

- Flat roofs with flush parapet or cantilevered overhang
- Strong right angles and simple cubic forms
- Walls of glass
- Open interior floor plans

The design of 585 Marina Boulevard includes many of the features outlined above, including ribbon windows, a horizontal emphasis, stucco cladding, corner windows and an open interior floor plan. According to the context statement, such residences are rare in San Francisco and were most often designed by master architects. They typically exist as in-fill construction in existing neighborhoods including Pacific Heights, Twin Peaks, Telegraph Hill, and the Marina District. In the vicinity of 585 Marina Boulevard, one of the most prominent examples of International style architecture is the Schiff House at 2058 Jefferson Street, designed by Richard Neutra and completed in 1937. Another building evidencing International style design influences is 561 Marina Boulevard, designed by George Meu and constructed in 1957. In 2007, the Planning Department determined 561 Marina Boulevard was individually eligible for listing on the California Register.

Based on the information provided in the Supplemental Information Form for Historical Resource Determination and research conducted by Planning Department staff, 585 Marina Boulevard appears individually eligible for listing on the California Register as a building that embodies the distinctive characteristics of a type and period. Specifically, the building amply demonstrates the evolution of the International style during the post-war period, most notably through its ribbon windows, horizontal emphasis and simple, sharply-defined roofline. The building likewise retains its original cladding, and has not experienced any significant alterations. Though not a primary reason for its significance, the building also appears to be a rare example of a single-family residence designed by an accomplished architectural firm.

585 Marina Boulevard does not appear to contribute to any potential historic district. As discussed in this analysis, the larger neighborhood was primarily built out during the late 1920s with buildings designed in various period revival styles. 585 Marina Boulevard employs an entirely different architectural vocabulary and is unable to convey association with the neighborhood's key period of development.

It is therefore determined that 585 Marina Boulevard is individually eligible for listing in the California Register under Criterion 3 as a rare example of a Modern residence designed with strong International style design influences. It is not eligible under Criterion 3 as a contributor to a potential historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 585 Marina Boulevard is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

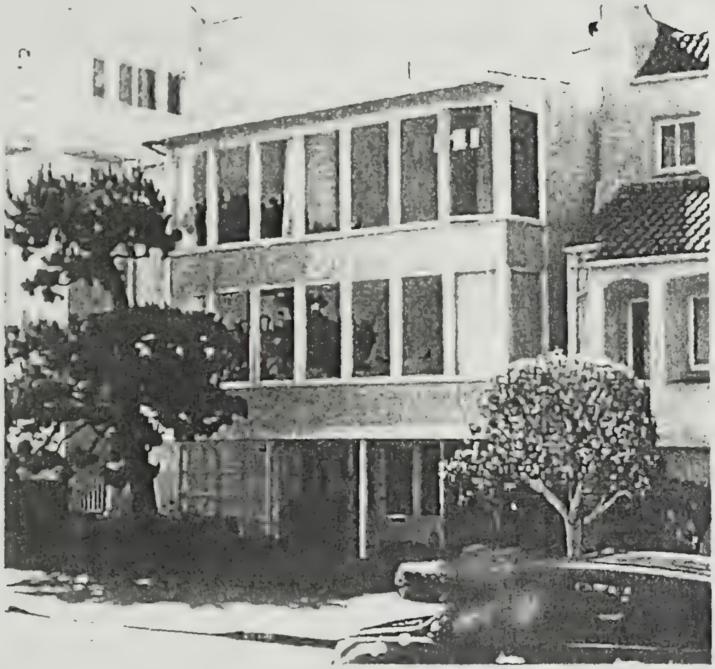
585 Marina Boulevard has experienced relatively few alterations since its construction. According to copies of building permit applications included with the Supplemental Information Form, these include the replacement of front glass, slate decking on the patio, the installation of a greenhouse window in the kitchen, and the replacement of five living room windows and two bedroom windows. These alterations have not compromised the building's ability to convey its association with its original design. Crucially, the building retains its original fenestration pattern, roofline and cladding, and thus retains integrity of design and workmanship. Although some windows have been replaced, these replacements appear to have been made in-kind and thus the building retains integrity of materials. The building likewise retains integrity of location, setting and association within the context of its neighborhood. Overall, 585 Marina Boulevard retains integrity.

Step C: Character Defining Features

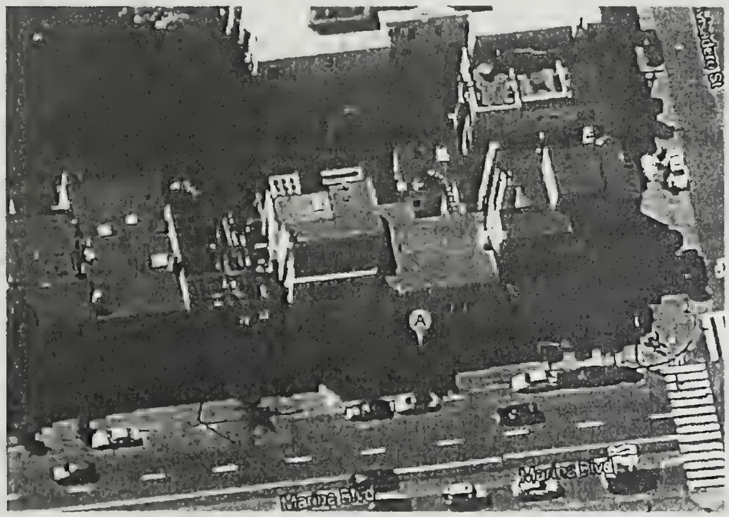
If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Character-defining features of 585 Marina Boulevard as identified as follows:

- Massing and form
- Slightly projecting bay on the upper stories featuring casement ribbon windows which wrap the corner at the west end; also the flat board trim at the east end of the projecting bay and above the third-story widows
- Wood belt course between the first and second stories
- Simple cornice with broad eaves which overhangs the window bay
- Combination stucco (upper stories) and channeled wood (ground floor) cladding.
- Pilotis supporting the overhang of the upper stories
- Recessed entry with sidelights and corner window



585 Marina Boulevard primary façade (Google Maps)



585 Marina Boulevard satellite view (Google Maps)

PART II: PROJECT EVALUATION

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: November 30, 2012

Project Description

The proposed project at 585 Marina Boulevard involves the following alterations and additions:

- Construction of a one-story vertical addition at the primary (north) end of the property resulting in a change in height from three to four stories. This addition is set back 9′-0″ from the front of the property. The current shed roof at the north end of the property will be removed and the area between the addition and the front of the property will be used as a roof deck with a new tempered glass railing.
- Construction of a one-story vertical addition at the rear (south) end of the property resulting in a change in height from two to three stories.
- Both of these vertical additions share a common new shed roof (metal) sloping from north to south. A flat-roofed dormer and 6′-3″ x 13′-6″ light court are located near the center of the roof, while a large expanse of glazing for a solarium is located toward the rear.
- Construction of a one-story horizontal addition at the southeast corner of the property with a deck located above.

As per the submitted plans, the proposed project will result in an increase of developed floor area from 3,660 square feet to 6,975 square feet (3,315 square feet new). The building footprint will increase from 2,177 square feet to 2,400 square feet (223 square feet new).

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☐ The project will not cause a significant adverse impact to the historic resource as proposed.

☒ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☐ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the proposed project would cause a substantial adverse change to a historic resource and that the significance of a historic building would be impaired. This finding is based on an analysis of the proposed project according to the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The relevant Standards are listed below:

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project will result in a significant impact to the building's historic character. Specifically, the vertical addition at the north end of the building is not subordinate to building's current scale and massing. The project will also replace the current north-sloping shed roof with a south-sloping shed roof. Together, these changes significantly impact the historic design of the building and are not in accordance with this Standard.

Therefore, the proposed project does not comply with Standard 2.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project will remove the shed roof at the front of the property. It will be replaced with a tempered glass guardrail and new roof deck. The existing shed roof and roofline profile is a distinctive and character-defining feature of the building's original design, and its removal is not consistent with this Standard.

Therefore, the proposed project does not comply with Standard 5.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project will cause significant impacts to the building's historic scale, proportion and massing. These impacts are concentrated at the primary (north) elevation of the building. The new fourth-story vertical addition is not subordinate to building's current scale and proportion and alters the historic perception of the property as a three-story building.

Therefore, the proposed project does not comply with Standard 9.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new vertical additions to the property will, by necessity, integrate with existing structure and their removal would require significant effort to restore the essential form of the property. The majority of the rear horizontal addition will be constructed in the rear yard and any future removal of this addition would require less effort to restore the essential form and integrity of the property.

Considered as a whole, the proposed project does not fully comply with Standard 10.

Summary

The proposed project does not comply with Rehabilitation Standards 2, 5, 9 and 10 because it would result in the removal or alteration of distinctive features and spatial relationships that characterize the subject property, primarily its historic scale, massing and roofline.

In order to not have a significant adverse impact on a historic resource, the proposed project may be revised to be consistent with these specific guidelines for new construction on the property:

- Retain and preserve the existing appearance of elevations that are visible from the public right-of-way, including roofline, form and massing, location and size of window and entry openings, and materials.

- New construction (horizontal and/or vertical additions) should be subordinate to the historic structure. New construction should be concentrated at the rear or minimally visible areas of the property. It should be designed to be compatible with, yet differentiated from, the existing historic fabric.

In order to be consistent with these guidelines, the Department recommends the following specific guidance:

1. Do not make changes to the existing visible historic features, materials, and elements of the primary (north) elevation. Specifically, retain all existing visible exterior walls, cladding, finishes, trim, windows and window openings, and entrances. Retain the existing shed roof. The current garage door, however, does not need to be retained and may be replaced with the new garage door with frosted glass insert as shown on plan sheet A-4.3.

2. Relocate the vertical addition at the front of the property such that it is behind (south of) the existing shed roof, set back a minimum of 15 feet from the primary elevation. The height and placement of the addition should be adjusted to ensure that the addition is not visible, or minimally visible, from the public right of way. Any plan revisions should include perspective views in accordance with this guidance.

3. Avoid the installation of a new window opening on the first story (ground floor) of the primary elevation, east of the main entry as shown on plan sheet A-4.3.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ____________________ Date: 8-27-2013

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

SAN FRANCISCO
PLANNING DEPARTMENT **MEMO**

Historic Resource Evaluation Response
REVISED PART II ANALYSIS

Environmental Planner: Heidi Kline
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heidi.kline@sfgov.org
Preservation Planner: Jonathan Lammers
(415) 575-9093
jonathan.lammers@sfgov.org

Project Address: 585 Marina Boulevard
Block/Lot: 0912/077D
Case No.: 2013.0564E

Date of Review: July 3, 2013 (Part I); August 18, 2013 (Part II)
December 4, 2013 (Revised Part II)

PART II: REVISED PROJECT EVALUATION

Proposed Project: ☐ Demolition ☒ Alteration

Per Drawings Dated: 11/19/13

Project Description:

585 Marina Boulevard:
Plans submitted on November 19, 2013 propose revisions to plans dated November 30, 2012, and will result in the following alterations to the building:

- Construction of a one-story vertical addition at the primary (north) end of the property resulting in a change in height from three to four stories. This addition is set back 14′-3″ from the front of the property, and is 12′-3″ tall at its north end. A portion of the current shed roof at the north end of the property will be removed and the area between the vertical addition and the front of the property will be used as a roof deck with a new tempered glass railing. The northernmost 5′-0″ of the shed roof will be retained.
- Construction of a one-story vertical addition at the rear (southwest) end of the property resulting in a change in height from two to three stories.
- Construction of a three-story horizontal addition at the rear (southeast) end of the property.

- All of these additions share a common new shed roof (metal) sloping from north to south. A new flat-roofed dormer and 6′-3″ x 13′-6″ light court are located near the center of the roof, while a large expanse of glazing for a solarium is located toward the rear.
- Two new casement windows will be installed to the east of the primary entry in an area that is currently clad with rustic redwood siding.

As per the submitted plans, the proposed project will result in an increase of developed floor area from 3,770 square feet to 7,755 square feet (3,985 square feet new). The building footprint will increase from 2,177 square feet to 2,400 square feet (223 square feet new).

Project Evaluation:

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Based on the revisions made to the project plans, the Department finds that the project does not meet the intent of all aspects of the *Secretary of the Interior Standards for Rehabilitation* (*Standards*), but that it will not cause a substantial adverse change to the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project per the relevant Standards.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Most of the building's principal architectural features and distinctive materials are concentrated at the front of the property and will be retained and preserved. However, the proposed fourth-story vertical addition will impact the building's massing, scale and proportion. This impact has been reduced by setting back the addition 14′-3″ from the primary façade, which will reduce its visibility. Further analysis of the vertical addition is provided under Standards 9 and 10, which deal specifically with building additions.

Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project will remove the rear portion of the shed roof at the front of the property, which is considered a character defining feature. It will be replaced with a new roof deck with tempered glass guardrail. The northernmost (street facing) 5'-0" section of the shed roof will be retained, which will preserve a key portion of the roofline's distinctive sloped profile. Two new casement windows will be inserted on the ground floor of the primary façade, east of the existing entry. This will remove a portion of existing rustic redwood siding. Considered as a whole, the proposed alterations will not remove distinctive materials, features and finishes to the extent that the integrity of the property is impaired.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The impacts of the proposed additions and exterior alterations are concentrated at the roofline and rear of the property. The new fourth-story vertical addition, while compatible with the historic materials and features of the property, will alter the building's scale, proportion and massing. The northern edge of the vertical addition is 12'-3" in height, compared with the existing 8'-0" to 9'-0" story heights. However, as mentioned in the discussion of Standard 2, the addition has been set back from the primary façade in order to reduce its visibility. The east and west ends of the vertical addition will be partially or entirely screened by the adjacent buildings, and the addition as a whole will be minimally visible as perceived from the public right-of-way in proximity to the building. The tempered glass guardrail for the roof deck is set back only 5'-0" from the edge of the roof, however, and will visibly project above the shed roofline. The project location also faces a four lane, 100-foot-wide boulevard. Thus a greater percentage of the addition will be visible from the opposite sidewalk than would be true if the building were located on other streets in the Marina neighborhood, which are typically less than 70 feet wide.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new vertical and horizontal additions contemplated by the proposed project will be fully integrated with the existing structure and their future removal would require significant effort to restore the essential historic form and articulation of the property. Thus, while the removal of these additions is technically feasible, the nature of the additions does not meet the intent of this Standard.

Summary

Although the proposed project is not in compliance with all the requirements of the *Standards*, the impact of the project will not destroy or remove the building's principal character-defining features to the extent that its historic significance cannot be understood, or that its integrity is materially impaired. The most prominent alteration is the fourth-story vertical addition, which has been designed to reduce its visibility from the public-right of way. Most of the remaining exterior alterations are concentrated at the rear of the property or in locations where they are not publicly visible.

Please note that any revisions to the project will require further CEQA review.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 12-13-2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

01-08-14P02:59 RCVD

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Certificate of Determination Exemption from Environmental Review

Case No.: 2013.1355E
Project Title: **3305 Broderick St**
Zoning: RH-3 Residential House, Thee Family
40-X Height and Bulk District
Block/Lot: 0926/008
Lot Size: 2,338 square feet
Project Sponsor: Earle Weiss, EE Weiss Architects
415-531-5270
Staff Contact: Laura Lynch – (415) 575-9045
Laura.lynch@sfgov.org

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PROJECT DESCRIPTION:

1/13

The proposed project is located on an interior lot, near the intersection of Broderick and Francisco streets. The property is located on the block bounded by Francisco, Bay, and Baker streets within the Marina neighborhood. The proposed project includes the demolition of the existing 1,916 square foot (sq. ft.), two-story, single family home and construction of a four-story over basement, approximately 6,200 sq. ft., 40 foot-tall, two-unit building. The project would include two off-street parking spaces.

EXEMPT STATUS:

Categorical Exemption, Class 3 and 1 (State CEQA Guidelines Section 15303(b) and 15301(l)(1))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah Jones
Sarah B. Jones
Environmental Review Officer

December 24, 2013
Date

cc: **Earle Weiss**, Project Sponsor
Christine Lamorena, Current Planner
Gretchen Hilyard, Preservation Planner
Supervisor **Mark Farrell**, District **2** (via Clerk of the Board)
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The proposed project is subject to notification under Section 311 of the Planning Code. Since the proposed project involves the demolition of a residential building, the project would also be subject to Section 317 of the Planning Code which requires a mandatory Discretionary Review hearing before the Planning Commission. The Discretionary Review hearing is the Approval Action for the project.

REMARKS:

Historic. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 3305 Broderick Street is a historical resource as defined by CEQA. A property may be considered a historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district. Based on the information provided in the Part I Historical Resource Evaluation,[1] Supplemental Information for Historic Resource Determination[2] and research performed by Planning Department staff, the subject property and the existing structure on the project site is not a historical resource as defined by CEQA.[3]

The structure at 3305 Broderick Street was constructed in 1932 and does not appear to be associated with any significant historic events such that it would be eligible for the California Register under Criterion 1. The building was not inhabited by any person important to local, state or national history; thus, it is not eligible for listing in the California Register under Criterion 2. The existing building was not designed by a known master architect and the building is not architecturally distinct such that it would qualify the building for a listing under Criterion 3. The property at 3305 Broderick does not appear to be eligible under Criterion 4, information potential, which is generally associated with archeologically sensitive areas. The building is not eligible for the California Register as an individual resource.

The subject property is not located within the boundaries of any known historic districts. The surrounding neighborhood primarily consists of multi-family, revival style buildings, with some single-family residences. Many of the buildings share similar features, and follow the same development patterns of the larger Marina neighborhood. This area is not distinct from its greater context and would not qualify for listing as a historic district. The building is not eligible for the California Register as a contributor to a potential historic district.

In conclusion, the property at 3305 Broderick Street is not eligible for the California Register either as an individual resource or as part of a historic district and is not considered a historical resource for purposes of CEQA. Therefore, the proposed project would have no significant impact on on-site or off-site historic resources.

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[1] Part I Historical Resource Evaluation, 3305 Broderick Street, San Francisco, California, Tim Kelley Consulting, July, 2013. This document is summarized and can be reviewed under Case Number 2013.1355E at the San Francisco Planning Department reception, 1650 Mission Street, San Francisco, CA

[2] *Supplemental Information for Historic Resource Determination, 3305 Broderick Street,* July 20, 2013.

[3] San Francisco Planning Department, *Preservation Team Review Form,* November 7, 2013. This document is summarized and attached.

Geotechnical. The Planning Department's records show that the property is located within a liquefaction zone; therefore a geotechnical investigation was performed at the project site[4]. The geotechnical report confirmed that the property is located within a liquefaction potential zone, mapped by the California Division of Mines and Geology for the City and County of San Francisco (CDMG, 2000) and that sandy soils located below the groundwater table of the site do have the potential to liquefy during moderate to strong earthquake shaking.

The main geotechnical concerns addressed within the report include settlement of improvements, low foundation bearing capacity caused by the presence of loose sand at the site, seismic shaking and related effects during earthquakes. After the Loma Prieta Earthquake, many sites within the area underwent structural and other seismic improvements. The geotechnical report concluded that it is unknown if 3305 Broderick Street underwent any of these improvements. The report provided geotechnical design criteria for both unimproved and improved site conditions, stating that "The designer should assume that the site has not been improved, unless information shows otherwise".

Recommendations within the report address site preparation and grading, seismic design, foundations, densification of liquefiable sands via compaction grouting, retaining walls, slab-on-grade floors, site drainage and supplemental services. The loose sandy soils should be improved in order to reduce the potential for liquefaction, seismic densification, and lateral spreading. In addition testing should be performed during construction to confirm that sufficient densification has been achieved. The project sponsor has agreed to follow the report recommendations. The project will be required to comply with the applicable building code through the review and permitting by the Department of Building Inspection. Thus, the proposed project would have no significant geotechnical impacts.

Hazardous Materials. The proposed project would be located in an area of artificial fill. There is no visual evidence of registered or unregistered underground storage tanks (USTs) in the nearby area; however some nearby properties may have unregistered and unknown tanks.[5]The project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved SMP prior to issuance of any building permit. The project applicant has had a Phase 1 Environmental Site Assessment prepared, has submitted a Maher Application to DPH and would be required to remediate soil and/or groundwater contamination, if any is determined to be present, in accordance with Article 22A of the Health Code. Thus, the proposed project would not result in a significant hazard to the public or the environment through the release of hazardous materials.

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[4] H Allen Gruen, *Report Geotechnical Investigation Planned Development at 3305 Broderick Street, San Francisco, California.* September 28, 2013. This report is available for review as part of Case No. 2013.1355E.

[5] John Carver Consulting, *Phase I Environmental Site Assessment at 3305 Broderick Street, San Francisco, California,* November 16, 2013. This report is available for review as part of Case No. 2013.1355E.

Exemption Class. CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residence totaling no more than six dwelling units in urbanized areas. CEQA State Guidelines Section 15301(1)(1), or Class 1, provides an exemption from environmental review for the demolition of a single-family residential structure or up to three single-family residential structures in urbanized areas. The proposed project would result in the demolition of one, 1,916 sq. ft. single-family residential structure and the construction of a two-unit duplex residential building. Therefore, the proposed project would be exempt from environmental review under Class 3 and 1.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant historical resource, geologic hazards or hazardous materials impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
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San Francisco,
CA 94103-2479

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Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	11/7/2013

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	3305 Broderick Street	
Block/Lot:	Cross Streets:	
0926/008	Francisco Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1355E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/28/2013

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

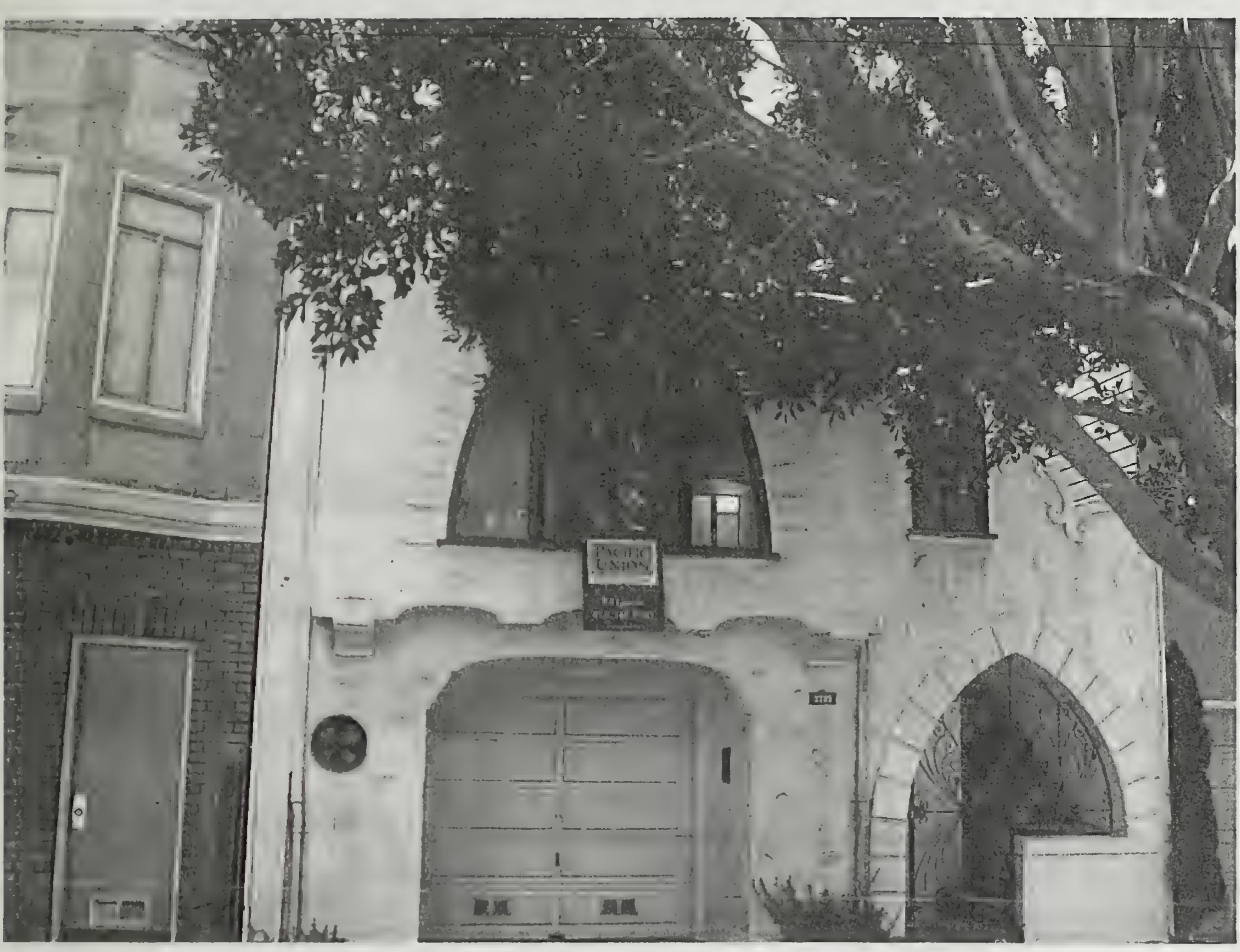
According to the Supplemental Information Form for Historic Resource Determination prepared by Tim Kelley Consulting (dated July 2013), the subject property at 3305 Broderick Street contains a one-story over garage, wood frame single-family residence located in the Marina neighborhood of San Francisco. The subject building was constructed in the Spanish Eclectic architectural style in 1932 by architect C.O. Clausen and built by E. A. Janssen. Permit records indicate that the following exterior changes occurred to the property over time: replacement of wood windows with aluminum (1972), construction of a patio (1987), and window and door replacement (1987). Visual inspection reveals that the following changes were made at unknown dates: addition of a translucent roof above the entry steps, insertion of a modern primary entrance door and segmented garage door.

The subject property is a non-distinct example of the Spanish Eclectic architectural style and does not embody the characteristics of a type, period, region or method of construction. C.O. Clausen is not a known master architect. The building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any known historic districts. The adjacent neighborhood contains a collection of multi-family, revival style buildings with a few examples of single-family residences, including the subject property. Many of the buildings share similar features including red tile roofs, stucco cladding, 1 to 4 story heights, overall massing and form. The buildings in the area were largely constructed in the late 1920s, with some examples from the 1930s and 1940s. The area follows the same development patterns of the larger Marina neighborhood and is not distinct from its greater context. Although the area adjacent to the subject property maintains a cohesive architectural expression, the area is not distinguished such that it would qualify for listing as a district under Criterion 3. Overall, the area does not appear to contain a historic district.

Therefore, 3305 Broderick Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-13-13



3305 Broderick, looking west. Image courtesy of Tim Kelley Consulting, 2013.

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OCT 24 2013

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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	2013.0160E
Project Address:	**470-476 Castro**
Block/Lot:	2647/012
Current Zoning:	Castro Neighborhood Commercial District (Castro NCD) 40-X Height and Bulk District
Project Sponsor:	San Francisco AIDS Foundation
Staff Contact:	Laura Lynch – (415) 575-9045 Laura.Lynch@sfgov.org

PROJECT DESCRIPTION:

The San Francisco AIDS Foundation, the project sponsor, has proposed to consolidate three existing programs, which are currently housed at three separate locations, onto the project site at 470-476 Castro Street. These programs include counseling, health-related services, community building and social services.

(Continued on reverse side)

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(2)

REMARKS:

Please see next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

SARAH B. JONES
Environmental Review Officer

September 30, 2013
Date

cc: SF Aids Foundation, Project Sponsor
Scott Wiener, Supervisor, District 8
Spec., Jessica Look, SW Quadrant
Gretchen Hilyard, Historic Preservation Tech
Virna Byrd, M.D.F

PROJECT DESCRIPTION (continued):

The project site is located on the western side of Castro Street, in the block bounded by Market, Collingsworth and 18th streets. The existing two-story, 35-foot-tall building on the project site contains 5,625 square feet (sq. ft.) of retail use on the first floor, and 5,338 sq. ft. of office use on the second floor for a total of approximately 10,963 sq. ft. The proposed project would require a change of use from retail to Large Institution and include a 3,750 sq. ft., one-story addition, which would result in an approximately 40′ structure. There is currently no off-street vehicular parking or loading, and none is proposed. The project would require a variance for the proposed balcony and a Conditional Use Authorization for the new use of Large Institution to exceed 4,000 sq. ft.

The proposed project is subject to notification under Section 306.3 of the Planning Code. The Planning Commission Hearing associated with the Conditional Use Application would constitute the Approval Action for the project.

Remarks:

Historic Resources

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 470 Castro is a historical resource as defined by CEQA. A property may be considered a historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential or if it is within a potential historic district.

Preservation staff conducted a Historic Resource Evaluation Response Part I[1] (HRER Part I). Staff compiled Planning Department files and additional research on the historic context of the Eureka Valley/ Castro Street neighborhood. Preservation staff concluded there is a potentially eligible Eureka Valley/ Castro Street Commercial Historic District and it appears to be eligible for listing in the California Register under Criterion 1 (Events) as an intact example of a late-19th century streetcar suburb in San Francisco, and for its association with the consolidation of San Francisco's Lesbian, Gay, Bisexual, Transgender (LGBT) community in the 1970s. Preservation staff also evaluated 470 Castro Street in detail for both individual and district eligibility. The HRER Part I determined that since the building has been heavily modified; the subject property is a non-contributor to the eligible Eureka Valley/ Castro Street Commercial Historic District. The building is not individually distinctive such that it would individually qualify under Criterion 1 (Events).

The HRER Part I went on to evaluate whether the subject property met any of the other California Register of Historical Resources criteria as an individual resource. Criterion 2 (Persons) was analyzed and based on information provided by the project sponsor, subsequent research, and Planning Department records, it was determined that no persons of known historical significance have been

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1 San Francisco Planning Department, *Historic Resource Evaluation Response, Part I,* May 31, 2013. This document is summarized and apart of the case number 2013.0160E and can be reviewed at the San Francisco Planning Department reception, 1650 Mission Street, San Francisco, CA

associated with the subject building. Therefore, the 470 Castro Street property is not eligible for listing in California Register under Criterion 2 either individually or as part of the potentially historic district.

The property has undergone several rounds of façade alterations and the current exterior represents a 1977 appearance. Based on the alterations of the building and the review of the surrounding neighborhood, the property is not individually eligible under Criterion 3 (Architecture). In addition the subject property is not a rare building type and according to Planning Department records, the property is not eligible under Criterion 4 (Information), which is generally associated with archaeological resources.

The HRER Part I concluded that the subject property was determined to be a non-contributor to the potentially eligible historic district, as its current appearance post-dates the periods of significance identified for the district. The building was also found to be ineligible for individual listing due to lack of historic significance and integrity.

The potential district as a whole should be considered a resource for CEQA purposes, and any work done to 470 Castro should be evaluated to ensure there is no potential to materially impair the eligible district. In response to this determination, preservation staff completed a Historic Resource Evaluation Response Part II[2]. This report evaluated whether the proposed project would materially impact the eligible district as a historic resource and identified any modifications to the proposed project that may reduce or avoid impacts.

Staff concluded that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project would involve the alteration of a non-contributing property within the Eureka Valley/Castro Street Commercial Historic District. The proposed project would not result in the removal of any character defining features of the district and would not materially impair the significance of the eligible historic resource.

Shadow

Section 295 of the Planning Code was adopted in response to Proposition K (passed November 1984). Planning Code Section 295 mandates that new structures above 40 feet in height that would cast additional shadows on properties under the jurisdiction of, or designated to be acquired by, the Recreation and Parks Department (RPD) can only be approved by the Planning Commission (based on recommendation from the Recreation and Parks Commission) if the shadow is determined to be insignificant or not adverse to the use of the park. A shadow fan analysis for the proposed change in height for the parcel at 470-476 Castro Street was prepared in compliance with Section 295 of the Planning Code. The shadow analysis found that shadows cast by the proposed project would not shade Section 295 Open Space.

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2 San Francisco Planning Department, *Historic Resource Evaluation Response, Part II*, September 30, 2013. This document is available for review as part of the case number 2013.0160E at the San Francisco Planning Department, suite 400, 1650 Mission Street, San Francisco, CA.

The proposed increase in height at 470-476 Castro Street would potentially result in increased shadows on the adjacent properties. However, reduction in the amount of lighting into a private parcel resulting from development on an adjacent parcel would not be considered a significant physical environment impact under CEQA.

The increase in height at 470-476 Castro Street would also shade portions of nearby streets and sidewalks at times within the project vicinity. These new shadows would not exceed levels commonly expected in urban areas, and would be considered a less-than-significant effect under CEQA. For this reason, the proposed legislation would not result in a significant impact with regard to shadow

Exemption Class.

Under CEQA State Guidelines Section 15301(e)(2), or Class 1(e)(2), additions to existing structures of up to 10,000 sq. ft. are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive or a designated historic district. The proposed project would increase the existing 10,963 sq. ft. floor area by approximately 3,750 sq. ft., substantially less than 10,000 square feet. Therefore, the proposed project would be exempt from environmental review under Class 1.

Summary.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant impacts on historical resources. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited Class 1. For the above reasons, the proposed project is appropriately exempt from environmental review.

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

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Date	September 23, 2013
Case No.:	**2013.0160E**
Project Address:	**470 Castro Street**
Zoning:	Castro Street NCD (Neighborhood Commercial District) 40-X Height and Bulk District
Block/Lot:	2647/012
Date of Review:	May 31, 2013 (Part I) September 23, 2013 (Part II)
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property, 470 Castro Street, is located on a rectangular-shaped lot measuring 45 feet by 125 feet on the west side of Castro Street between Market and 18th streets in the Castro neighborhood of San Francisco. The property was constructed in 1907 and was heavily modified in the 1960s and 1970s. The property is located within the Castro Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The property is located within the boundaries of the eligible Eureka Valley/Castro Street Commercial Historic District, identified in the Historic Resource Evaluation Response dated May 31, 2013. The property is considered a non-contributor to the district.

The character-defining features of the eligible Eureka Valley/Castro Street Commercial Historic District include but are not limited to:

- Proximity to the former Castro Street/Market Street Railway cable car line;
- Mixed-use (commercial ground floor and residential upper story use);
- Continuous street wall;
- Two-to-three story height;
- Wood frame construction;
- Wood and stucco cladding materials;
- Traditional storefronts configuration (bulkhead, recessed entry, large storefront windows, and glazed transom);
- Pent roof parapets, many covered with clay tile;
- Victorian-era or Edwardian-era detailing on upper stories such as ornate window and door surrounds, cornices, brackets and paneling;
- Double-hung, wood-sash windows; and
- Square or angled bay windows.

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: September 10, 2013, by Gensler

PROJECT DESCRIPTION

The proposed project includes renovation of approximately 11,000 sf of an existing building located at 470-474 Castro Street. The existing wood-frame buildings was constructed in 1907 and modified to its current appearance in 1977. The proposed project is to create a new headquarters and offices for the San Francisco Aids Foundation, as well as rehabilitation of the existing ground floor retail tenant space. Specifically the project will include:

- Demolition of all existing interior finishes and non-bearing wall construction of the office tenant space;
- Demolition of the existing staircase and elevator serving the upper floors;
- Removal of the existing storefront on the ground floor, balcony, fire escape, windows and façade on the upper floors;
- Construction of an approximately 3,750 sf third floor addition;
- Construction of a new roof deck with glass guardrail;
- Installation of a new double-height glass storefront system, balcony and entry portal;
- A full seismic upgrade to stabilize the existing building and support the new third floor;
- New HVAC, plumbing, and electrical systems; and expansion of the existing sprinkler system;
- New open staircase located towards the eastern façade to serve all three floors;
- New elevator;
- New secondary staircase and fire rated corridor exiting onto Castro Street;
- New tenant improvements for office tenant;
- New restrooms;
- New stucco and glass curtain wall façade;
- The existing commercial tenant space to the south of the ground floor storefront will be retained and rehabilitated with a new storefront and projecting balcony (current tenant Blush Wine Bar).

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project involves alteration of a non-contributing property within the eligible Eureka Valley/Castro Street Commercial Historic District. The proposed project would not result in the removal of any character-defining features of the district and would not materially impair the significance of the eligible historic resource.

The following is an analysis of the new construction per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

> ***Standard 2.***
> *The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.*

As a non-contributing building within the eligible Eureka Valley/Castro Street Commercial Historic District, existing exterior features and materials of the subject building are not historic. The project will not remove distinctive materials, nor irreversibly alter features that characterize the district. However, the proposed exterior alterations include a complete façade remodel and introduction of materials, forms, and features that are not entirely consistent with the character of the district and result in some alteration of the spatial relationships of the district. Features of the project that are uncharacteristic of the district include: double-height storefront with large expanses of glazing, double-height vertical wood elements, irregularly recessed entry, visible roof deck with glass railing, elevator penthouse and rooftop addition. The proposed project varies from the district, which is characterized by a pattern of traditional one-story storefronts with upper story residential flats and apartments.

Therefore, the proposed project does not fully comply with Rehabilitation Standard 2.

> *Standard 9.*
> *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

While no historic materials of the eligible Eureka Valley/Castro Street Commercial Historic District will be removed, the proposed project introduces new forms, materials, massing and architectural features that are not entirely in character with the district. Differentiation is important to articulate the building as a contemporary design. Standard 9 also requires that designs be detailed to reference the character-defining features of the district in order to achieve compatibility. The new design responds to the surrounding historic context in its overall height. However, the scale, massing and architectural features of the proposed project are not entirely consistent with the character of the district. The new building includes a double-height ground story, non-traditional storefront configuration, introduction of new materials, and rooftop features that introduce an atypical architectural language within the district.

The project responds to the vertical orientation of projections and fenestration patterns of other buildings in the district through the breaking up of the façade into two vertically proportioned areas: one consisting of a storefront/balcony/glazed set of stacked element, and the other characterized by the vertical glazing and wood components. The proposal also introduces guardrail details intended to reference the district's finer-grained ornamentation.

The double-height ground floor does not directly correspond to the clear pattern of one-story, pedestrian-scaled storefronts in the district. The double-height storefront creates a break with the street wall, which has a clear one-story ground floor pattern. The proposed projecting balcony on the retail tenant space serves to break up the double-height storefront and references the characteristic transoms seen throughout the district. This balcony element does not carry across the entire storefront. The single horizontal joint in the glazing references the height of the balcony and helps to break up the double-height glazing.

The absence of a continuous bulkhead is a departure from the typical storefront pattern seen throughout the district. The proposed storefront is designed nearly entirely of glass with the exception of a 6-inch lacquered wood bulkhead in the retail tenant portion of the ground floor, kick plates on the main entry doors, and a baseboard treatment at the bottom of each of the vertical wood elements. The 6-inch bulkhead helps to ground the building, but this reference is not as substantial as other comparable features, and does not carry consistently across the northern section of the storefront.

The materials of the new design include: stainless steel (hardware), lacquered wood (bulkhead), insulated glazing (storefront, addition, and glass doors), low-iron tempered glass (railings), reclaimed wood cladding (entry portal), and painted smooth stucco (balcony, addition, and solid exterior walls). There is some precedent for stucco exterior walls in the district, but the other proposed materials are not typically present in the district.

The district includes a predominant pattern of two and three story buildings with flat and gable roofs concealed behind high parapets. Some roofs feature pent roof parapets and ornamented projecting cornices. The consistent rooflines are a character-defining feature of the district that provides a strong capping element to each building as well as a consistent horizontal line articulating the top of the street wall. The proposed project includes the creation of a third floor addition setback approximately 30 feet

front the front of the property with an exposed roof deck that extends to the front building wall and terminates in a glass railing with stainless steel detailing. An elevator penthouse is set back approximately 8 feet from the front of the property. The setback of the addition and the ornamental stainless steel railing details provides some compatibility with the district.

The design of the proposed project is clearly differentiated as a contemporary addition to the district and some elements are compatible with the character of the district. The new design does not sufficiently reference the character-defining features of the district to provide compatibility with the surrounding historic context. However, the essential form and integrity of the district would be unimpaired.

Therefore, the proposed project does not fully comply with Rehabilitation Standard #9.

> *Standard 10.*
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project includes alteration of a non-contributing property within the eligible Eureka Valley/Castro Street Commercial Historic District. While unlikely, if the building was removed and/or redesigned in a similar building vocabulary in the future, the essential form and integrity of the district would be unimpaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary
The Department finds that, the project does not appear to comply with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*). However, the project as proposed will not have a significant adverse impact upon the historic resource (the eligible Eureka Valley/Castro Street Commercial Historic District), as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Ta Date: 9-30-2013
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd / Historic Resource Impact Review File
Jessica Look, Current Planning
Laura Lynch, Environmental Planning
Nancy DuBois, San Francisco Aids Foundation, 1035 Market Street #400, San Francisco, CA 94103 (Applicant)
George Antonio Maumer, 2201 Sacramento Street, San Francisco, CA 94115 (Owner)
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GH: G:\Documents\HRER\470 Castro Street\HRER\HRER Part II\470 Castro Street_HRER Part II.doc

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Historic Resource Evaluation Response

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Date May 31, 2013
Case No.: 2013.0160E
Project Address: 470 Castro Street
Zoning: NCD (Castro Street Neighborhood Commercial)
40-X Height and Bulk District
Block/Lot: 2647/012
Date of Review: May 31, 2013 (Part I)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 470 Castro Street, is located on a rectangular-shaped lot measuring 45 feet by 125 feet on the west side of Castro Street between Market and 18th Streets in the Castro neighborhood of San Francisco. The property is located within an NCD (Castro Street Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a two-story, wood frame commercial building constructed in 1907. Historical photographs of the subject property indicate that the original building was a two story commercial building with a shaped parapet and overhanging cornice. The upper story featured large, three-part wood sash windows. The building appears to have been designed in a 20th century commercial architectural style. By 1963, the building underwent a complete façade remodel in the Mid-Century Modern style, including storefront replacement, stripping of the upper story architecture detailing and addition of a metal screen over the upper story windows. The building was known as the Valley Pride Market at this time. In 1977, the building was again remodeling in the postmodern architectural style, including storefront replacement, removal of the metal screen, and addition of redwood fascia detailing, aluminum windows, large overhanging awnings over the upper story windows, and creation of a second story exterior balcony.

The building has been heavily modified and remaining historic features include: the overall massing and configuration of the building. All exterior historical façade materials have been removed. Permitted changes to the building include: Addition of asbestos siding on the rear facades in 1976; installation of aluminum replacement windows in 1977; storefront replacement, including repair and replacement of stucco and siding in 2003; and various permits for removal and addition of interior partitions and interior tenant improvements. Known alterations for which permit records were not uncovered include: replacement of the original façade in ca. 1963 with a starkly contrasting modern façade.

Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (1907).

Neighborhood Context and Description

The immediate area surrounding the subject property at 470 Castro Street consists primarily of two- and three-story mixed-use buildings (ground floor commercial with upper story residential flats) that were constructed during the late-nineteenth century and early-twentieth century. Although a few more recent infill construction sites and vacant lots exist, the majority of the buildings in the surrounding area were constructed between 1880 and 1929 as part of the first Eureka Valley commercial district. The area exhibits a predominant "Victorian-era" and "Edwardian-era" architectural character, and includes styles such as Italianate, Stick-Eastlake, Queen Anne, and Edwardian; and a few examples of Classical Revival, Art Deco, Mediterranean Revival, and 20th Century Commercial. The area also exhibits a unifying pattern of development that results from construction of rows of mostly wood-frame commercial buildings with one to two stories of residential units above. Most buildings are located at the fronts of small 25-foot wide lots, with minimal or no front yard and/or side yards along a rectangular street grid. Larger lots are located at street intersections and these lots feature much larger multi-family mixed use buildings with commercial storefronts at the ground story.

The early development of the neighborhood began in the mid-1880s as scattered farmsteads in the area were developed into a small streetcar suburb known as Eureka Valley, centered on the intersection of Castro and Market Streets. The establishment of the Market Street Cable Railway Company in 1883 paved the way for development of residential and commercial streetcar suburbs further west of downtown such as Eureka Valley and the Haight-Asbury neighborhoods. The Market Street Railway included the main Market Street line and four spur lines running along Haight, Hayes, McAllister and Valencia Streets. Originally the Valencia Street line ended at the intersection of Valencia and Market Streets. In 1886, the Valencia Street line was extended along Market Street to 17th Street/Castro Street. In 1887, a new Castro Street line was established and ran from the intersection of Castro and Market Streets south to 26th Street. The establishment of the Market Street Railway marked the first major transportation development in the Eureka Valley neighborhood, which allowed for the possibility for this area to develop as a streetcar suburb of San Francisco in the late 19th century.[1]

In the 1890s, residential and commercial development rapidly followed the establishment of the cable car line in the neighborhood. The 1886-1893 and 1900 Sanborn Fire Insurance Maps indicate that the main development of Eureka Valley was concentrated along Castro Street between Market and 20th Streets, where the topography dramatically increases upwards from 20th Street south into Noe Valley. By 1896, a *San Francisco Chronicle* article reported that some 400 buildings were already constructed in the valley and Sanborn Fire Insurance Maps confirmed this rapid rate of construction.[2] The development of the neighborhood was largely due to the dedication of its residents, who solicited the City for improvements including street paving, installation of fire hydrants, sewers, street lights, gas lines, and a stable and clean water supply. Neighborhood improvement associations such as the Eureka Valley Improvement Club and Eureka Valley Promotion Association (which was headquartered for a period in the early 20th century at the subject property at 470 Castro Street) were organized to advocate for better infrastructure in the neighborhood, as it was difficult to obtain City funding for these improvements. Residents made many improvements themselves or collectively raised funds for communally beneficial improvements such as sewers and road paving.

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[1] Cable Car Museum, "The Market Street Cable Railway-1883", Available online http://www.cablecarmuseum.org/co-market-st.html, accessed May 24, 2013.

[2] "Affairs in the Growing Suburbs: Eureka Valley March of Progress" *San Francisco Chronicle* (Jan 19, 1896): 30.

The 1905 Sanborn Fire Insurance Map indicates that the area surrounding the subject property was approximately 75% built out by this time. This area survived the 1906 Earthquake and Fire and much of the late 19th century building stock survives today. Assessor records indicate that 43 of the 93 buildings in the commercial district were constructed prior to 1906. After the disaster in 1906, as residents from the eastern neighborhoods moved west, empty lots in Eureka Valley were rapidly in-filled and existing buildings adapted to allow for greater density. The major rebuilding effort was executed from 1906-1909 and the neighborhood has many surviving examples of buildings constructed during this period. Assessor records indicate that 18 of the 93 buildings in the commercial district were constructed between 1906 and 1909. The subject property was constructed in 1907, as indicated by Water Tap Records and confirmed by Sanborn Fire Insurance Maps. Many of the infrastructure improvements were also made at this time as part of a City-wide effort to improve neighborhood services after the disaster.

According to the 1914-1915 Sanborn Fire Insurance Map, the property included three separate units on the ground floor including a saloon, restaurant and athletic club, and a billiards hall on the upper floor. Historical addresses associated with the subject building range from 470-478 Castro Street. The 1914-1915 Sanborn Fire Insurance Map indicates that the neighborhood was nearly 90% built out by this time. Assessor records indicate that 8 of the 93 properties in the commercial district were constructed between 1910 and 1915.

The Twin Peaks Tunnel was constructed from 1914 to 1918 with its eastern entrance located at Market and Castro Streets, and the western entrance at West Portal Avenue and Ulloa Street. This major development in transportation infrastructure allowed for the extension of San Francisco to the west beyond Eureka Valley. Development of the Eureka Valley neighborhood continued through the Great Depression of 1929, after which time very few properties were constructed. Assessor records indicate that 15 of the 93 properties in the commercial district were constructed between 1916 and 1929 and only 7 were constructed from 1929 to present. The Eureka Valley neighborhood remained relatively stable through the end of World War II. It was not until the post-war period that the neighborhood began to decline, as the population of San Francisco shifted to the western neighborhoods, facilitated by the influx in personal automobile ownership.[3] The construction of the Market Street viaduct of the Central Freeway in 1958 was another marker of decline in Eureka Valley, as the freeway allowed commuters to travel from the newly formed automobile-centric suburbs, circumventing the Upper Market Street, Eureka Valley, and older streetcar suburbs and encouraging development further west.

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[3] Page & Turnbull, *Upper Market Street, California Department of Parks and Recreation District Record,* June 2007: 8.

The arrival of the Lesbian, Gay, Bisexual, and Transgender (LGBT) population in the 1970s began the resurgence of the Eureka Valley neighborhood and its rebranding as "the Castro". Historically, the LGBT community was centered on the Tenderloin, Polk Gulch, and North Beach neighborhoods, which developed as vice-tolerant communities during the Barbary Coast era and later after the appeal of prohibition in 1933. LGBT communities also arose in the South of Market, Mission and Haight neighborhoods in mid-twentieth century. By 1970, the LGBT community was marginalized from these areas and seized the opportunity to relocate to the Castro—with its affordable rents and available buildings stock. This move marked the consolidation of LGBT communities in San Francisco and the Castro became the national destination for the LGBT identity movement in the United States in the 1970s. During this period as openly LGBT community members opened businesses, established institutions, developed a social network and gained political power in the Castro. The Castro was the national center of the LGBT movement until 1979, when the first National March on Washington in October 1979 marked the "coming out" of the LGBT cultural and political movement at the national level.[4]

Today, a few examples of infill construction from the late-20th century exist in the commercial district, but overall the area clearly represents its early development as a late-19th century streetcar suburb, with a 1970s LGBT cultural overlay.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: 1880-1929; 1970-1979 ☐ Contributor ☒ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Evaluation prepared by the San Francisco Aids Foundation (dated May 3, 2013); information found in the

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[4] Damon Scott for the Friends of 1800, *Sexing the City: The Development of Sexual Identity Based Subcultures in San Francisco 1933-1979*, Final Draft Historic Context Statement dated July 3, 2004.

Planning Department files; and additional research conducted on the historic context of the Eureka Valley/Castro neighborhood, preservation staff finds that the subject building is located within a potentially eligible historic district. The potential Eureka Valley/Castro Commercial historic district appears to be eligible for listing in the California Register under Criterion 1 (Events) as an intact example of a late-19th century streetcar suburb in San Francisco and for its association with the consolidation of San Francisco's LGBT community in the neighborhood in the 1970s. This potential district was identified for further study in the *Upper Market Street, California Department of Parks and Recreation District Record* completed in 2007 and the *Sexing the City: The Development of Sexual Identity Based Subcultures in San Francisco 1933-1979* context statement completed in 2004.

For the purposes of this HRER, the subject property at 470 Castro Street was evaluated in detail for both individual and district eligibility. The subject property was determined to be a non-contributor to the potentially eligible historic district, as its current appearance post-dates the periods of significance identified for the district. The building was also found ineligible for individual listing due to lack of historic significance and integrity. No other buildings within the identified district boundary were evaluated for potential individual significance and additional evaluation should be conducted to determine the exact boundaries, contribution of properties, and integrity of the potential historic district.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject building does not have a specific association such that it would qualify individually under this criterion. A potentially eligible California Register historic district has been identified in the area and the subject property is a non-contributor to the potential Eureka Valley/Castro Street Commercial historic district under Criterion 1.

The Eureka Valley/Castro Street Commercial historic district represents the development of the Eureka Valley neighborhood of San Francisco from a late-19th century streetcar suburb, through its height during the reconstruction period following the 1906 Earthquake and Fire, to the Great Depression of 1929 that marked the end of the first period of commercial development. The second wave of development in the district in the 1970s represents the consolidation of the LGBT community in San Francisco and its relocation to the Castro neighborhood. The Castro neighborhood is significant as the backdrop for the LGBT movement in San Francisco, which has exceptional significance as a cultural, social, and political local movement that later gained national attention with the first March on Washington in 1979. The identified periods of significance for the district are 1880, the first known date of construction to 1929, marking the end of the first phase of commercial development as a result of the Great Depression of 1929; and 1970-1979, the period in which the Castro developed as an exceptionally significance cultural, social, and political arena for San Francisco's LGBT community, leading to national attention with the first March on Washington in 1979. Contributors to the district include mixed-use commercial buildings dating from 1880-1929.

The neighborhood today displays the architectural congruity necessary to qualify for listing under Criterion 1 for its early history as an early street car suburb in San Francisco and appears to be eligible for listing under Criterion 1 for its significance associated with the commercial development of Eureka

Valley. The neighborhood also displays cultural significance associated with the LGBT movement in San Francisco such that it qualifies under Criterion 1 and National Register Consideration G for properties that have achieved significance in the past 50 years. The Castro is an important center of the San Francisco's LGBT movement in the 1970s, which became a national model for the struggle of the LGBT community for acceptance in the late 20th century.

The residential context of the potential historic district was not evaluated as part of the HRER and only the commercial properties near Castro Street were evaluated. Further research should be conducted to determine what, if any association, there is between the early Eureka Valley residential properties and the central commercial district.

470 Castro Street has been heavily modified and is a non-contributor to this potentially eligible historic district. The building is not individually distinctive such that it would individually qualify under this criterion.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

The earliest ownership records for 470 Castro Street (including previously known addresses 472, 474, and 476) indicate that William F. and Elizabeth Wilkie owned the property in 1914. Subsequent owners included Laura E. Strain and Wilma Vollmer, John B. and Millicent E. Ferrari, Joseph E. and Helen Tinney, Arthur J. Jr. and Catherine E. Sullivan, Burton J and Theresa Pacioretty, Morris F. and Maxime Y. Hoaglund, James F and Kathleen M. Foley, George Antonio Maumer, and other members of the Sullivan Family.

The building had many commercial occupants including: a pool and billiard hall (1907-unknown), Eureka Hall (headquarters of the Eureka Valley Improvement Association ca. 1911-1921), Columbia Athletic Club (ca. 1911), Werner's Bakery (1933-1952), Vienna Bakery (1953-1960), Safeway Grocery (1936-1953), Supersave Market (1954-1957) and Valley Pride Market (1964-2003), Jehovah Witness Kingdom (1955-1960), Rossie's Meat (1978-1994) and others.

Based on review of the Supplemental Information Form, subsequent research, and Planning Department records, no persons of known historical significance appear to have been associated with the subject building. Therefore, 470 Castro Street is not eligible for listing in California Register under Criterion 2 either individually or as part of a historic district.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

470 Castro Street is a two-story mixed-use commercial building designed in a post-modern architectural style. Although the building was originally constructed in 1907, it has undergone several rounds of façade alterations and the exterior of the building currently represents its ca. 1977 appearance.

Based on information available in the Planning Department and a review of the surrounding neighborhood, the subject property at 470 Castro Street is not individually eligible for inclusion in the California Register under Criterion 3 (Architecture), since the building does not possess high artistic value, nor individually embody distinctive characteristics of a type, period, region, or method of construction.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history. Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

470 Castro Street was determined not to meet any of the criteria that would identify it as individually eligible for the California Register of Historical Resources. The subject property would be considered a non-contributing resource to the potentially eligible Eureka Valley/Castro Street Commercial historic district. Therefore, analysis of integrity was not conducted.

An analysis of the integrity of the historic district would need to occur to determine if the district has sufficient integrity for listing in the California Register.

Step C: Character Defining Features

For the potentially eligible Eureka Valley/Castro Street Commercial historic district, the character-defining features would include but are not limited to:

- Location in close proximity to Castro Street to represent the connection to the former Castro Street/Market Street Railway cable car line;
- Wood frame construction;
- Wood and stucco cladding materials;
- Continuous street wall;
- Two-to-three story height;
- Mixed-use (commercial ground floor and residential upper story use);
- Traditional storefronts configuration (high bulkhead, recessed entry, large storefront windows, and glazed transom);
- Pent roof parapets, many covered with clay tile;
- Victorian-era or Edwardian-era detailing on upper stories such as ornate window and door surrounds, cornices, brackets and paneling;

- Double-hung, wood-sash windows;
- Square or angled bay windows.

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☐ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☒ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

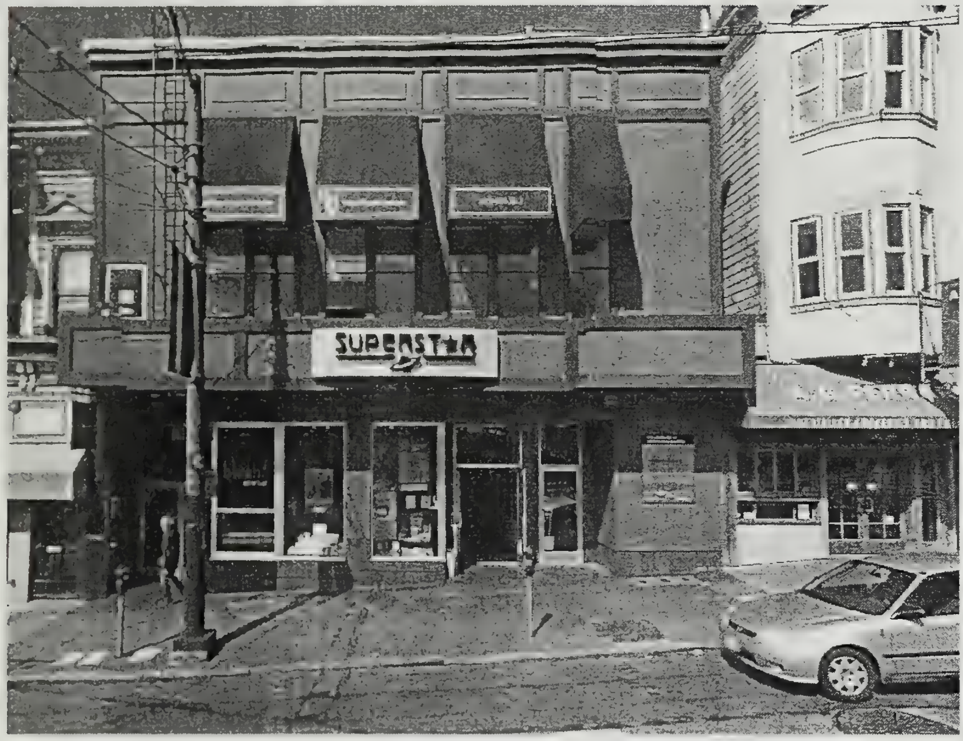
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Date: 6-4-2013
Tina Tam, *Senior Preservation Planner*

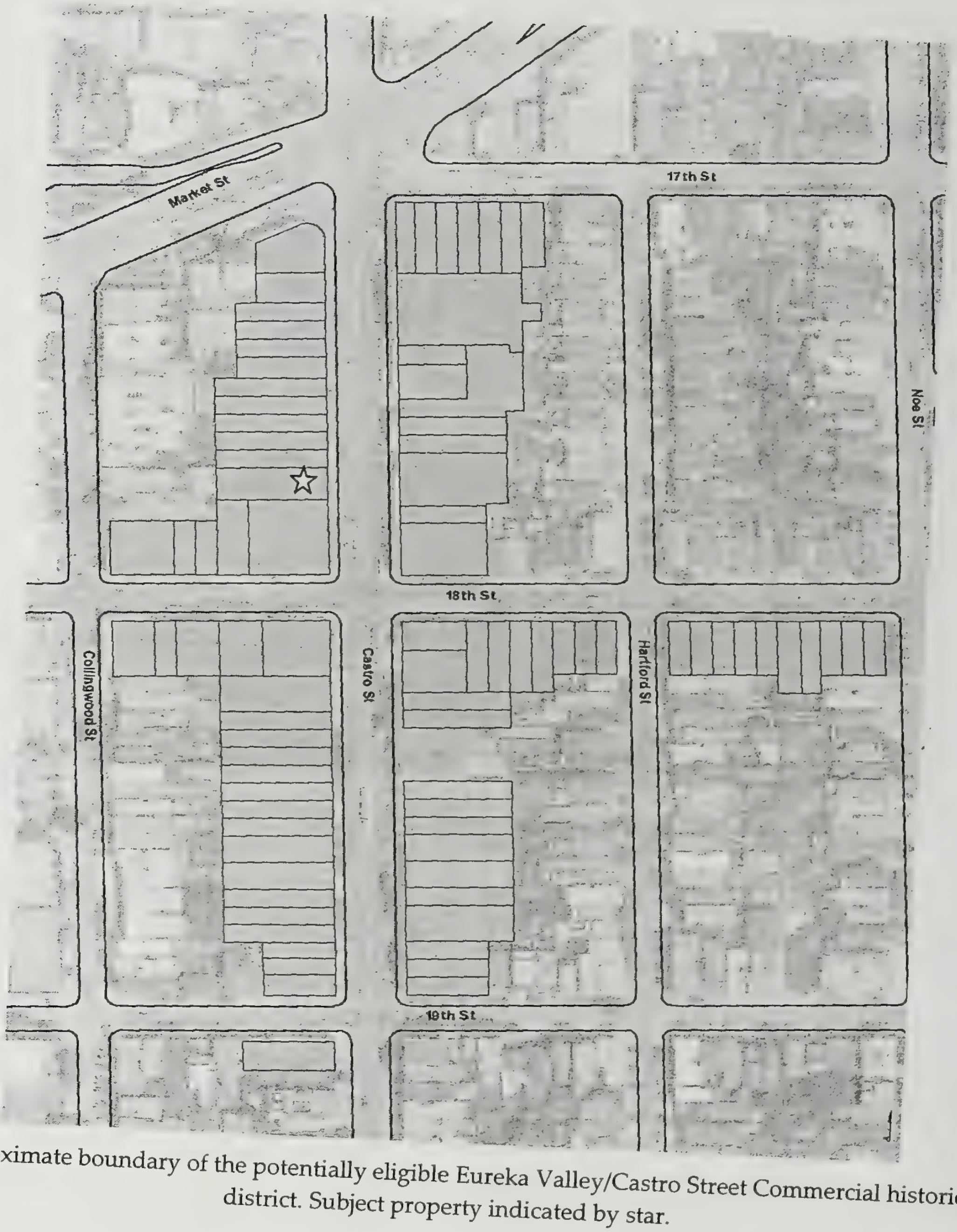
cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Laura Lynch, Environmental Planning
Jessica Look, Current Planning
Delvin Washington, Current Planning
Jeff Joslin, Current Planning
Nancy Durlestor, San Francisco Aids Foundation, 1035 Market Street #400, San Francisco, CA 94103
George Antonio Maumer, 2201 Sacramento Street, San Francisco, CA 94115

GH: G:\Documents\HRER\470 Castro Street\470 Castro Street_HRER Part I.doc

IMAGES



Subject property looking west. Image courtesy of Google Maps, 2013.



Approximate boundary of the potentially eligible Eureka Valley/Castro Street Commercial historic district. Subject property indicated by star.

10-21-13A10:18 RCVD

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Certificate of Determination
Exemption from Environmental Review

Case No.:	2012.0980E
Project Title:	**946 Rhode Island Street**
Zoning:	RH-2 (Residential – House, Two Family) Use District 40-X Height and Bulk District
Block/Lot:	4095/024
Lot Size:	2,495 square feet
Project Sponsor:	Samaneh Nili, Carey and Co Inc (415)773-0773 x233
Staff Contact:	Laura Lynch – (415) 575-9045 Laura.lynch@sfgov.org

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PROJECT DESCRIPTION:

The proposed project includes the demolition of the existing 880 square-foot (sq. ft.) one-story single family home on the site and construction of a 5,100 sq. ft., four-story, three-unit residential building with three off-street parking spaces located in a ground floor garage. The proposed maximum height of the project would be 37 feet, 6 inches. The project site is located within the Potrero Hill Neighborhood, mid-block on Rhode Island Street, bounded by Kansas, 20th and 21st streets.

EXEMPT STATUS:

Categorical Exemption, Class 3(b) and 1(l)(1) (State CEQA Guidelines Section 15303(b) and 15301(l))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah Jones
Sarah B. Jones
Environmental Review Officer

October 2, 2013
Date

cc: Samaneh Nili, Project Sponsor
Rich Sucre, Preservation
Erika Jackson, Current Planning
Supervisor Malia Cohen, District 10
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION CONT.

The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by the Department of Building Inspection is the Approval Action.

REMARKS:

Historical Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 946 Rhode Island Street is a historical resource as defined by CEQA. A property may be considered a historic resource if it meets any of the California Register of Historical Resources (CRHR) criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential, or if it is considered a contributor to a CRHR- eligible potential historic district.

A Historic Resource Evaluation[1] was prepared for the existing residence at 946 Rhode Island Street to provide information to the San Francisco Planning Department, and to assist in the determination of the historic relevance of the property. The Planning Department's preservation staff evaluated the subject property and determined the existing structure on the project site is not a historical resource as defined by CEQA.[2]

The existing structure was constructed in 1909 by an unknown architect or builder. The property is located in the Potrero Hill neighborhood and is not adjacent to or nearby historic districts. According to the Planning Department preservation staff, the existing building was not inhabited by any person(s) of significance (Criterion 1) and no significant events occurred on-site (Criterion 2).

The subject building is set back from the street and is a one-story tall, wood-frame, single-family residence designed in a Folk Victorian architectural style. The property does not appear to relate to the surrounding two-to three-story residential context. The existing structure is not associated with a notable architect or design and it represents a modest and undistinguished Victorian-era cottage (Criterion 3).

The proposed project at 946 Rhode Island has also been reviewed by Planning Department staff archeologists, who determined that there would be no effects on archeological resources as a result of the project;[3] therefore the project is not significant with regard to information potential (Criterion 4).

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[1] Carey & Co. INC. *Historic Resources Evaluation Report 946 Rhode Island Street, San Francisco, California,* September 19, 2012. This report is available for review as part of Case No. 2012.0980E.

[2] San Francisco Planning Department, *Preservation Team Review 946 Rhode Island Street,* September 27, 2012. This form is summarized and part of case number 2012.0980E

[3] San Francisco Planning Department, Environmental Planning Preliminary Archeological Review: Checklist, March, 4, 2013. This Report is available for review as part of the Case No. 2012.0980E

In conclusion, the property at 946 Rhode Island Street is not eligible for the California Register either as an individual resource or as part of a historic district, and thus is not considered a historical resource for purposes of CEQA. Therefore, the proposed project would have no significant impact on historic resources.

Hazardous Materials

Based upon mapping conducted by the U.S. Geological Survey (USGS) the project site may be underlain by serpentine rock.[4] The proposed project would involve excavation of up to 8 feet of soil, potentially releasing serpentinite into the atmosphere. Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. Although the California Air Resources Board (ARB) has not identified a safe exposure level for asbestos in residential areas, exposure to low levels of asbestos for short periods of time poses minimal risk.[5] To address health concerns from exposure to NOA, ARB enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, Section 93105,[6] and are enforced by the Bay Area Air Quality Management District (BAAQMD).

The Asbestos ATCM requires construction activities in areas where NOA is likely to be found to employ best available dust control measures. Additionally, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance in 2008 to reduce fugitive dust generated during construction activities. The requirements for dust control as identified in the Construction Dust Control Ordinance are as effective as the dust control measures identified in the Asbestos ATCM. Thus, the measures required in compliance with the Construction Dust Control Ordinance would protect the workers the public from fugitive dust that may also contain asbestos. The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to NOA would not occur. Therefore, the proposed project would not result in a hazard to the public or environment from exposure to NOA.

Noise

According to San Francisco Planning Department records, the project site is located within an area where noise volumes can exceed 65 Ldn (Level day night weighted decibels) and is located within the Eastern Neighborhoods Area Plan Final Environmental Impact Report (FEIR). The FEIR addressed areas with excessive noise levels and provided mitigation measures associated with new construction within these noise sensitive locations. One of the mitigation measures requires for project sponsors to provide a 24 hour noise measurement to be prepared by a person qualified in acoustical analysis and/or engineering in order to demonstrate with reasonable certainty that Title 24 standards can be met. An Environmental Acoustics Report was prepared for the property to satisfy this mitigation measure and to meet requirements of Title 24 of the California Building Code. The Environmental Acoustical Report, which conducted 24 hour measurements, conducted from June 26th to June 27th, 2013 concluded that the equivalent continuous noise measured was 60.5dB(A). The outdoor noise measured found noise levels between 60.5 dB(A) and 62.7 dB(A), making the property "Conditionally Acceptable under the California Model Community Noise Element Guidelines for Community Noise Exposure", thus noise insulation features will be required. In addition to measuring the existing noise levels, the report stated that future traffic conditions of the area would result in a minor increase on current ambient noise levels.

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[4] Planning Department, GIS Layer, "Areas Affected by Serpentine Rocks." Created February 25, 2010 from United States Geological Survey and San Francisco Department of Public Health data.

[5] California Air Resources Board, Fact Sheet #1 Health Information on Asbestos, 2002. Available online at: http://www.arb.ca.gov/toxics/Asbestos/1health.pdf. Accessed April 15, 2013.

[6] California Air Resources Board, Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, July 29, 2002.

The report provides recommendations to meet Title 24 thresholds of 45dB(A)Ldn interior noise level. These recommendations include Outside-Inside Transmission Class (OITC) rated construction; OITC ratings are associated with the materials used to construct the building along with the thickness of walls and windows. In addition to OITC rated construction, the report recommends a ventilation system to ensure fresh air in the building without opening the windows

Further compliance with Title 24 regulations requiring an interior noise level of 45 Ldn or less would be required by the California Building Code, thus the project would need to demonstrate compliance with this existing regulation during the building permit approval process.

The project also identified General Hospital and Highway 101 as potential noise generating uses within 900 feet of the project. The report concluded that these land uses do not produce any heightened noise concerns beyond measured noise levels for potential residents.

Exemption Class. CEQA Guidelines Section 15303(b), or Class 3(b), provides an exemption from environmental review for the construction of a duplex or similar multi-family residence totaling no more than six dwelling units in urbanized areas. The proposed project would result in the demolition of one 880 sq. ft. single-family residential structure and the construction of approximately 5,100 sq. ft. three-unit duplex residential building. Additionally, CEQA State Guidelines Section 15301(1)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of a single-family residential structure or up to three single-family residential structures in urbanized areas. Therefore, the proposed project would be exempt from environmental review under Class 3 and 1.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant hazardous materials, noise, or historical resource impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
665 Third Street		3788/041	
Case No.	Permit No.	Plans Dated	
2013.0226E		N/A	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Legalize existing office use. Change of use (7,616 sq. ft.) from PDR (telecom switch & terminal facility) to office. Only physical change would be associated with Historic Building Maintenance Plan; no expansion of building			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Laura Lynch

Legalize existing office use. Change of use (7,616 sq. ft.) from PDR (telecom switch & terminal facility) to office. No expansion of building, only physical change wold be associated with Historic Building Maintenance Plan.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*

☐	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☑	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☑	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts,* and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☑	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☑	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*): Proposed Project involves a Historic Building Maintenance Plan (HBMP). COA will be required for any exterior work; All work would comply with Sec'y Standards.
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

See HBMP in Case No. 2013.0226C

Preservation Planner Signature: Richard Sucre

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Laura Lynch	**Signature or Stamp:** Laura Lynch Digitally signed by Laura Lynch DN: cn=Laura Lynch, o=SF Planning Department, ou=Environmental Planning, email=laura.lynch@sfgov.org, c=US Date: 2013.09.27 13:35:36 -07'00'
Project Approval Action: Planning Commission Hearin *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Permit No.	Plans Dated
Exempt Project Approval Action	Exempt Project Approval Date	New Approval Required
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

CATEX FORM

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
180 Mangels Ave		6763/015C
Case No.	Permit No.	Plans Dated
2013.1207E		August 2013
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Replace pitched roof & attic with a full floor addition		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*):

Per GIS database, Hist Pres is the only CEQA resource that required additional review.

Monica Pereira

Digitally signed by Monica Pereira
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org
Date: 2013.08.29 10:32:20 -07'00'

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements**. Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: PTR Form dated 9/24/2013

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.10.07 13:56:24 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date 2013.10.07 13:56:51 -07'00'
Date: 10/7/2013	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1719 Alabama Street		5540/017	
Case No.	Permit No.	Plans Dated	
2013.0566E		05/20/13	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Construction of a one-story vertical addition; interior alterations			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 10/07/13 *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: tina tam [illegible]

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Rich Sucre	**Signature or Stamp:** Richard Sucre Digitally signed by Richard Sucre DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Richard Sucre, email=Richard.Sucre@sfgov.org Date: 2013.10.07 15:40:31 -07'00'
Project Approval Action: Other (please specify) *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
253 Pixley St		2993/091
Case No.	Permit No.	Plans Dated
2013.1184E		
☐ Addition/Alteration	☑ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval.		
Demolition of existing 2-bedroom single family residence and construction of new 4 bedroom+ den single family residence.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☐	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☑	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Per GIS database, Hist Pres is the only CEQA resource requiring additional review Monica Pereira Digitally signed by Monica Pereira DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org Date: 2013.08.23 14:44:30 -07'00'	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements**. Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: PTR Form dated 9/26/2013

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard [illegible]	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN, dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date 2013.10.07 15:23:10 -07'00'
Date: 10/7/2013	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
150 Carmel St		1290/013
Case No.	Permit No.	Plans Dated
2013.1247E		08/14/13
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. 1 story vertical addition in front, 3 story horizontal addition in rear and minor interior remodel + structural work		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Average slope calculations yield appx 16% Avg Slope. Monica Pereira Digitally signed by Monica Pereira DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org Date: 2013.08.05 09:41:36 -07'00'	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: PTR Form dated 10/4/2013

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date 2013.10.07 15:33:16 -07'00'	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date 2013.10.07 15:33:29 -07'00'
	Date: 10/7/2013	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.	

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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
757 Chenery St		6743/024
Case No.	Permit No.	Plans Dated
2013.1023E		7/22/13
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Alterations to front facade and landscaping/hardscape in the front setback. No expansion of the building envelope.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jeanie Poling 8/5/13 Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.10.07 15:29:00 -07'00'	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: PTR Form dated 9/30/2013

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date 2013.10.07 15:29:45 -07'00'
	Date: 10/7/2013	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.	

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
331 Teresita Blvd.		2945A/010
Case No.	Permit No.	Plans Dated
2013.0979E		3/4/13
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction

Project description for Planning Department approval.

VERTICAL ADDITION @ WEST SIDE, FRONT HORIZOTAL ADDTION @ EAST. REAR HORIZONTAL ADDITION @ WEST SIDE & NEW REAR YARD DECK. BASEMENT REMODEL TO CREATE NEW LIVING SPACE. Existing 2,835 sf residence will increase in size by 721 sf to 3,556 sf.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Jeanie Poling 7/24/13	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 9/30/2013 *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Jonathan Lammers	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Jonathan Lammers	**Signature or Stamp:** Jonathan Lammers Digitally signed by Jonathan Lammers DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Jonathan Lammers, email=Jonathan.Lammers@sfgov.org Date: 2013 10 08 16 15:07 -07'00'
Date: 10/08/2013	

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2830 22nd St		4146/019
Case No.	Permit No.	Plans Dated
2012.1417E		10/01/12
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval.		
Remodel rear yard cottage & legalize its use. The work is mostly completed w/o CEQA review.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Physical changes are mostly completed except for finishes and electrical & plumbing. Monica Pereira Digitally signed by Monica Pereira DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org Date: 2013.08.08 10:37:43 -07'00'	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 10/3/2013 *(attach HRER)* b. Other *(specify)*: Preservation Team Review form

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Jonathan Lammers Digitally signed by Jonathan Lammers DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Jonathan Lammers, email=Jonathan.Lammers@sfgov.org Date: 2013.10.08 14:49:07 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Jonathan Lammers	**Signature or Stamp:** Jonathan Lammers Digitally signed by Jonathan Lammers DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Jonathan Lammers, email=Jonathan.Lammers@sfgov.org Date: 2013.10.08 14:49:33 -07'00'
Date: 10/08/2013	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	**2013.0519E**
Project Title:	**737 Bay Street**
Zoning:	RH-3 (Residential - House, Three Family) District 40-X Height and Bulk District
Block/Lot:	0045/017
Lot Size:	7,579 square feet
Project Sponsor:	Anthony Alegria, Double-D Engineering, (415) 551-5151
Staff Contact:	Kei Zushi, (415) 575-9036 kei.zushi@sfgov.org

PROJECT DESCRIPTION:

The 7,579-square-foot (sf) project site is located on the south side of Bay Street on the block bounded by Bay, Leavenworth, Francisco, and Hyde Streets in the Russian Hill neighborhood in San Francisco. The proposed project would involve the construction of a 10-foot-tall, one-story 550-sf detached, two-space parking garage structure. The parking garage would be accessible from Bay Street. The project would require soil excavation of up to approximately 306 cubic yards (CYs). The project site contains an existing 25-foot-tall, two-story 2,628-sf single-family residence. No changes would be made to the existing residence as part of this project. The project site contains slopes greater than 20 percent.

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303(e)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

SARAH B. JONES
Environmental Review Officer

October 9, 2013
Date

cc:
Anthony Alegria, Project Contact
Mark Luellen, NE Quadrant
Supervisor Mark Farrell, District 2

Historical Preservation List
Bulletin Board
M.D.F

PROJECT APPROVALS NEEDED:

The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by the Department of Building Inspection (DBI) is the Approval Action.

REMARKS (continued):

Historic Architectural Resources

The project site is considered to be a potential historic resource, or a Category "B" property due to its age.[1] Per the Planning Department's historic preservation technical specialist the proposed garage structure would only alter a non-original retaining wall on the property.[2] Based on this, the Planning Department's preservation technical specialist has determined that the proposed project would cause no adverse impacts to known or potential historic resources.

Archeological Resources

The Planning Department reviewed the proposed project to determine if any archeological resources would be impacted. The Planning Department staff determined that the proposed project would not adversely affect CEQA-significant archeological resources.[3]

Geology

According to the Planning Department's records, the project site is not located within a liquefaction hazard zone or landslide hazard zone. A geotechnical investigation report was prepared for the proposed project, and the conclusions of that report are summarized below.[4] The geotechnical investigation report concluded that the project site is suitable for support of the proposed project, noting that the primary geotechnical concerns are foundation improvements in competent earth materials, excavation of bedrock, support of temporary slopes and adjacent improvements, and seismic shaking and related effects during earthquakes.

Two test borings (Borings 1 and 2) were drilled in the northeast corner of the project site. The borings encountered about one to six feet of soil overlaying sandstone bedrock. Boring 1, located west of the area in which the proposed garage would be located, encountered about one foot of loose, clayey sand with gravel overlying sandstone bedrock. Boring 2, located east of the area in which the proposed garage would be located, encountered about two feet of loose, clayey sand with gravel (fill) overlying loose to medium dense, clayey gravel with sand (fill). The deeper fill soils encountered on the east side of the site are likely backfill placed after construction of the neighbor's garage retaining wall. Sandstone bedrock was encountered in boring 2 at a depth of about six feet.

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[1] Category B properties are properties that do not meet the criteria for listing in Categories A.1 (resources listed on or formally determined to be eligible for the California Register) or A.2 (resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register), but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for the purposes of CEQA.

[2] Tina Tam, San Francisco Planning Department. *Email to Kei Zushi, San Francisco Planning Department, 737 Bay Street,* October 1, 2013. This email is available for review as part of Case File No. 2013.0519E at 1650 Mission Street, Suite 400, San Francisco, CA.

[3] Randall Dean, San Francisco Planning Department. *Archeological Review Log.*

[4] Allen Gruen, Earth Mechanics Consulting Engineers. *Report, Geotechnical Investigation, Planned Improvement at 737 Bay Street, San Francisco, California,* March 1, 2013. This report is available for review as part of Case File No. 2013.0519E at 1650 Mission Street, Suite 400, San Francisco, CA.

The geotechnical investigation report states that the project site is not located within an Alquist-Priolo Earthquake Fault Zone as defined by the California Division of Mines and Geology. The closest mapped active fault in the vicinity of the project site is the San Andreas Fault, located about eight miles southwest of the site. The geotechnical investigation report concluded that the potential risk for damage related to proposed improvements at the project site due to surface rupture from faults is low. The project site would be exposed to strong earthquake shaking during the life of the project. The geotechnical investigation report also concluded that there is a low potential for damage to the planned improvements from liquefaction, noting that the project site is not located within a liquefaction potential zone as mapped by the California Division of Mines and Geology for the City and County of San Francisco.

Based on the above, the geotechnical investigation report concluded that the proposed structure may be supported on a conventional spread footing foundation bearing in competent earth materials, noting that if the spread footings cover a substantial portion of the building area, a mat foundation may be used as an alternative to reduce forming and steel bending costs. The project sponsor has indicated that a spread footing foundation system would be used for the proposed project.[5] The project sponsor has agreed to follow all of the applicable recommendations outlined in the geotechnical investigation report.[6]

The final building plans will be reviewed by DBI. In reviewing building plans, DBI refers to a variety of information sources to determine existing hazards. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. DBI will review the geotechnical report and building plans for the proposed project to determine the adequacy of the proposed engineering and design features and to ensure compliance with all applicable San Francisco Building Code provisions regarding structure safety. The above-referenced geotechnical investigation report would be available for use by DBI during its review of building permits for the site. In addition, DBI could require that additional site specific soils report(s) be prepared in conjunction with permit applications, as needed. The DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI's implementation of the Building Code would ensure that there is no damage to structures from potential geologic hazards.

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[5] Anthony Alegria, Double-D Engineering, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, Foundation Type: 737 Bay Street (Case No. 2013.0519E)*, October 2, 2013. This email is available for review as part of Case File No. 2013.0519E at 1650 Mission Street, Suite 400, San Francisco, CA.

[6] Anthony Alegria, Double-D Engineering, Project Sponsor. *Email to Kei Zushi, San Francisco Planning Department, Geotechnical Report: 737 Bay St (2013.0519E)*, October 3, 2013. This email is available for review as part of Case File No. 2013.0519E at 1650 Mission Street, Suite 400, San Francisco, CA.

Exempt Status

The proposed project would involve construction of a residential, 550-sf detached parking garage structure. CEQA State Guidelines Section 15303(e), or Class 3, provides an exemption from environmental review for construction of new accessory structures including garages. Therefore, the proposed addition would be exempt under Class 3.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other historic buildings in the vicinity. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
21 - 229 Eddy Street		0339/017	
Case No.	Permit No.	Plans Dated	
2013.0639E		12/21/12	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

The existing building has 105 units of affordable housing that suffered fire damages in 2011. All existing units to be renovated and a new curb-cut will be added. The scope of work includes replacing all windows with new single-hung aluminum clad wood windows (Marvin Ultimate Clad), ground floor storefront alteration at the center of north elevation including installation of front set, painted or powder-coated aluminum storefront system and door. Additionally (12) wall sconces will be installed at exterior architectural piers, and replacement of an elevator penthouse at the roof.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Monica Pereira Per GIS database, Historic Preservation is the only CEQA resource that requires additional review.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. **GO TO STEP 5.**
☐	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☑	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☑	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☑	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☑	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☑	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*: Replacement of windows with new single-hung aluminum clad wood windows, installation of a new painted or powder-coated storefront system that is compatible and differentiated from the original building, installation of (12) wall sconces at the building exterior, and replacement of an elevator penthouse at the roof that is minimized in size and is minimally visible from the public rights-of-way.
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

All proposed scopes of work meet the Secretary of the Interior's Standards.

Preservation Planner Signature:

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Kelly H. Wong	**Signature or Stamp:** Kelly Wong Digitally signed by Kelly Wong DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Kelly Wong Date: 2013.10.09 20:26:56 -07'00'
Project Approval Action: Other (BOS Approval) *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Permit No.	Plans Dated
Exempt Project Approval Action	Exempt Project Approval Date	New Approval Required
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

10-21-13A10:18 RCVD

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2765 Union St.		0950/029
Case No.	Permit No.	Plans Dated
2013.0953E		received 7/1/13
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction

Project description for Planning Department approval.

Vertical addition of a third floor and rooftop garden on an existing two-story single-family dwelling.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*):

Jeanie Poling 7/18/13

Gretchen Hilyard

Digitally signed by Gretchen Hilyard
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org
Date: 2013.10.15 16:22:13 -07'00'

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. Reclassification of property status to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*: PTR form dated 10/10/2013

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Gretchen Hilyard	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard. DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date. 2013.10.15 15:22:48 -07'00'
	Date: 10/15/2013	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.	

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	10/10/2013

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	2765 Union Street	
Block/Lot:	Cross Streets:	
0950/029	Broderick and Baker Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.0953E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	7/1/2013

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

According to the Supplemental Information Form for Historic Resource Determination prepared by Stacy Lin (dated July 8, 2013), the subject property at 2765 Union Street contains a two-story over garage, wood frame single-family residence constructed in the First Bay Tradition architectural style in 1910 by architect Morris M. Bruce and builder Isaac Perry. Permit records and visual inspection indicate that the following exterior changes occurred to the property over time: addition of a 9'x10' kitchen (1923), sidewalk and interior work for future garage (1930), installation of an integral garage (1935), demolition of a rear shed (1983), rear additions (1988, 2007), addition at basement level and widening garage door/driveway (2010), and front door replacement, removal of window trim, and addition of a projecting window bay on the primary façade at unknown dates.

The subject property is a non-distinct example of the First Bay Region architectural style and has experienced major façade alterations that have compromised its historic integrity. The building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any known historic districts. The neighborhood contains some fine examples of the First Bay Tradition, however few examples are extant on the subject block. The subject block exhibits a variety of residential properties with construction dates ranging from 1893 to 1925 articulated in Edwardian, Queen Anne, Craftsman, and Mediterranean Revival styles. Some of the surrounding properties have experienced major facade alterations that have compromised historic integrity and some properties retain their original appearance. Overall, the area lacks cohesion and does not appear to contain a historic district.

Therefore, 2765 Union Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	10-15-2013

2765 Union, looking south. Image courtesy of Stacy Lin, 2013.

21-13A10:18 RCVD

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PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS Great HWY & Taraval RPD Bathroom	BLOCK/LOT(S) n/a (Unk)

CASE NO 2012.1342E	PERMIT NO.	PLANS DATED 9/13/13

☐ Addition/ Alteration (detailed below) ☐ Demolition (requires HRER if over 50 years old) ☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner).

If ANY box is initialed below an *Environmental Evaluation Application* is required.

______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance (*E.P. initials required*)

______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

10/23/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ Category A: Known Historical Resource **GO TO STEP 5**

☐ Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

_______ 1. **Change of Use and New Construction** (tenant improvements not included).

_______ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

_______ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

_______ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

_______ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

_______ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

_______ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

_______ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

_______ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed:

[illegible]

☐ Project does not conform to the scopes of work:

GO TO STEP 5

☐ Project involves 4 or more work descriptions:

GO TO STEP 5

☐ Project involves less than 4 work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial

_______ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

_______ 2. Interior alterations to publicly-accessible spaces.

_______ 3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

_______ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

_______ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

_______ 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

_______ 7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation.*

gatt 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: ADA ramps, reduce
concrete planter

_______ 9. Reclassification of property status to Category C*

a. Per Environmental Evaluation Evaluation, dated: _______

* *Attach Historic Resource Evaluation Report*

b. Other, please specify: _______

____

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

____
Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

gatt
Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:
(check all that apply)

☐ Step 2 (CEQA Impacts) or
☐ Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application.* _______

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Gretchen a. Hilyard
Planner's Signature

Date 10/15/13

Gretchen A. Hilyard
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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PLANNING DEPARTMENT

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Historic Resource Evaluation Response

Date	October 7, 2013
Case Nos.:	**2012.1342E & 2012.1343E**
Project Address:	Public Convenience Stations at Great Highway & Taraval/Judah
Zoning:	P – (Public) OS – (Open Space)
Block/Lot:	Unk (Unknown)
Date of Review:	February 6, 2013 (Part 1) October 7, 2013 (Part II)
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

The subject properties are two (2) identical Public Convenience Stations located at the intersections of the Great Highway at Taraval and Judah Streets. The Stations are located within the median dividing the Upper and Lower sections of the Great Highway at Ocean Beach in the Outer Sunset neighborhood of San Francisco. The Stations are located on land designated as a P (Public) Zoning District and an OS (Open Space) Height and Bulk District. The Stations are not associated with any parcel numbers and are listed as Unk (Unknown) by the Assessor. The subject properties are not currently listed in any local, state or national historical register.

As stated in the Historic Resource Evaluation Response, Part I (dated February 6, 2013), the Department has determined that the subject properties are eligible for inclusion on the California Register as individual resources under Criterion 1 as properties associated with events that have made a significant contribution to the broad patterns of local or regional history; and Criterion 3 as examples of unique, high quality public buildings along the Great Highway, designed and constructed to serve a need for public amenities associated with the improvements to the Great Highway and Ocean Beach in the 1930s.

The character-defining features of the Great Highway Public Convenience Stations at Taraval and Judah Streets are:

Exterior

- Symmetrical organization of the primary façade and pattern of doors and windows;

- Use of Classical pilasters dividing structural bays;
- Treatment of the end structural bays featuring recessed panels with plain rondells and incised lettering that read: "Men" (south side) and "Women" (north side);
- Classical detailing at cornice;
- Classical door surrounds crowned by scrolled brackets supporting a cornice;
- Shaped parapet;
- Tabbed parapet flanked by scrolled brackets at the center of the roofline on the primary façade inscribed with "City of San Francisco Public Convenience Station;"
- Applied concrete ornament featuring Classical motifs;
- Locations of the light fixtures flanking the restroom entrances, as well as at both ends of the primary façade (the light fixtures themselves, however, are not original);
- Color scheme;
- Retaining walls adjacent to the restroom entrances;
- Low concrete planter wall at the base of the primary façade.

Interior (Men's Restroom)

- Overall organization of interior space, including the location of fixtures;
- Hexagonal clay floor tiles at entrance;
- Original ceramic tile wainscot (original wall tiles are subtly iridescent and feature colorful accents);
- Locations and sizes of skylights;
- Ornate plaster column capital featuring Classical motifs;
- Marble wall paneling wrapping the toilets, urinals, and column;
- Marble toilet partitions;
- Marble window sills;
- Decorative vents along the west wall.

Interior (Women's Restroom)

- Overall organization of interior space (excluding the entry passage, office, and storage, which have been altered), including the location of fixtures;
- Hexagonal clay floor tiles and polychrome ceramic panels in the Gardener's Office (existence of these materials is assumed, as this room was not accessible at the time of the survey);
- Original ceramic tile wainscot (original wall tiles are subtly iridescent and feature colorful accents);
- Locations and sizes of skylights;
- Ornate plaster column capital featuring Classical motifs;

- Marble wall paneling wrapping the toilets and column and on one wall near the sinks;
- Marble toilet partitions;
- Marble window sills.

The subject properties are considered to be "Category A.2 – Historical Resources" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) properties for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: 9/13/2013 by Department of Public Works, City and County of San Francisco

Project Description

The subject properties are two (2) identical Public Convenience Stations located at the intersections of the Great Highway at Taraval and Judah Streets. The subject properties contain one-story, poured concrete, public restroom buildings constructed in 1930 by the City of San Francisco Bureau of Engineering, Department of Public Works. The buildings are designed in the Classical Revival architectural style.

The proposed improvement project will include primarily interior renovation improvements. The proposed alterations will be carried out for each of the two (2) identical buildings. The proposed design improvements respect the historic fabric and integrate the required building code upgrades with the character of the existing buildings.

In detail, interior alterations will include:

- Replacement and reconfiguration of the restroom fixtures to bring them into compliance with the Americans with Disability Act (ADA).
- Reconfiguration of the overall interior layout to benefit the restroom users and City staff who utilize some of the interior space for gardening equipment and custodial supplies. This work includes the removal of non-historic interior walls.
- Salvage and reuse of the existing historic interior wall surfaces, which are comprised of a mixture of marble and tile.
- Retention of the existing historic tile floor materials.
- Removal and replacement of all doors and hardware.
- Electrical improvements including the replacement of both interior and exterior fixtures.
- Replacement of a majority of the plumbing systems in order to align plumbing with the new fixture configuration.

- Addition of new custodial mop sinks.
- The existing natural ventilation system will remain intact but will be supplemented with a new mechanical ventilation system, which is required by code. This new ventilation equipment will be integrated into the original system.

Exterior alterations will include:

- Preservation of all exterior character-defining features.
- In-kind replacement of the roofing membrane and five associated skylights.
- Replacement of non-historic fencing materials located along the roof
- Repainting the interior and exterior of the buildings to match the current color scheme.
- Installation of curb ramps, pathway/ramp improvements, addition of a short ramp at the entry to the restrooms, handrails and minor landscape and irrigation upgrades around affected areas of upgrade.
- Removal of a portion of the low concrete planter wall surrounding the primary façade. This feature will be shortened to provide space for an ADA accessible path to the primary restroom entrances.
- Installation of a foot wash station on the west side of each building located between the restroom and the pedestrian pathway running along the highway.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes the retention of the character-defining features of the Public Convenience Stations and the resulting project would not materially impair the significance of the eligible historic resources.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

> *Standard 2.*
>
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project includes the retention of historic features that characterize the subject properties. The majority of the character-defining features will be retained or repaired in place. Where replacement materials are required, these new features will be detailed to match the character of the existing historic fabric. Where the removal of areas of historic interior wall surfaces and flooring is required, historic wall finishes and floor tiles will be salvaged and reinstalled in place, or reused in other portions of the buildings where repairs are necessary. Very few exterior changes will occur. New ADA accessible pathways will be created and the low concrete planter wall and pedestrian pathways will be adjusted slightly to accommodate the change in site circulation. These changes will not alter the spatial relationships that characterize the properties. The proposed project will not result in the loss of distinctive materials and will maintain the features, spaces and spatial relationships that characterize the properties.

Therefore, the proposed project complies with Rehabilitation Standard 2.

> *Standard 3*
>
> *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project involves interior system and ADA accessibility upgrades to the Public Convenience Stations, including repair of damaged historic fabric and the improvement of plumbing, electrical and ventilation systems to improve the function of the historic buildings. Exterior alterations to pathways and the concrete planter walls will allow for improved ADA accessibility around the site. These changes will be recognized as contemporary interventions and are not conjectural in nature. Overall, the changes will not create a false sense of history and no conjectural features will be added.

Therefore, the proposed project complies with Rehabilitation Standard 3.

> *Standard 5.*
>
> *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project includes the retention of the character-defining features of the buildings, including historic interior wall and floor surfaces and all exterior features. The proposed project will not alter the distinctive materials, features, finishes and craftsmanship that characterize the properties.

Therefore, the proposed project complies with Rehabilitation Standard 5.

> *Standard 9.*
>
> *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project will retain and repair the character-defining features of the properties and new features will be detailed to match the proportions and detailing of existing character-defining features.

The installation of a foot washing station and alterations to the exterior concrete planting bed, roof, and pathways will be detailed to integrate with the historic features of the site and will clearly read as contemporary changes. These alterations are small in scale and integrate with the overall circulation patterns, forms, massing, materials and features of the properties. Interior alterations are restorative in their approach and will repair damaged historic features. Where replacement is necessary, new features will be detailed to match adjacent historic fabric so that new features integrate with historic features. All new features will be read as contemporary alterations and will be compatible with the materials, features, size, scale, proportion and massing of the historic property.

Therefore, the proposed project complies with Rehabilitation Standard 9.

> *Standard 10.*
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project will not alter the overall form and integrity of the historic property and will be constructed of compatible materials and detailed to match the existing historic features. If these new features were removed in the future, the essential form and integrity of the properties would be unimpaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*).

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 10-15-2013

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\Great Highway Convenience Stations\Great Hwy Convenience Stations_Part II.doc

10-21-13A10:21 RCVD

SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS Great Hwy & Judah RPD Bathroom	BLOCK/LOT(S) n/a (Unk)

CASE NO. 2012.1343E	PERMIT NO.	PLANS DATED 9/13/13

☐ Addition/ Alteration (detailed below)
☐ Demolition (requires HRER if over 50 years old)
☐ New Construction

STEP 1 EXEMPTION CLASS

☒ **Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.

☐ **Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_______ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_______ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_______ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase 1 Environmental Site Assessment required for CEQA clearance *(E.P. initials required)*

_______ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_______ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_______ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers >Topography

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NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3 M.S.
10/21/12

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

☒ Category A: Known Historical Resource GO TO STEP 5

☐ Category B: Potential Historical Resource (over 50 years of age) GO TO STEP 4

☐ Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) GO TO STEP 6

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

________ 1. **Change of Use and New Construction** (tenant improvements not included).

________ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.

________ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.

________ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not includ storefront window alterations).

________ 5. **Garage work,** specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.

________ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.

________ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.

________ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.

________ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

☐ Project is not listed: GO TO STEP 5

☐ Project does not conform to the scopes of work: GO TO STEP 5

☐ Project involves 4 or more work descriptions: GO TO STEP 5

☐ Project involves less than 4 work descriptions: GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial

________ 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)

2. Interior alterations to publicly-accessible spaces.

3. Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.

4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.

6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. Addition(s), including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

gAH 8. Other work consistent with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify ADA ramps, reduce concrete planter.

9. Reclassification of property status to Category C

a. Per Environmental Evaluation Evaluation, dated:

* *Attach Historic Resource Evaluation Report*

b. Other, please specify:

* *Requires initial by Senior Preservation Planner / Preservation Coordinator*

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

gAH

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

☐ Further Environmental Review Required.
Proposed Project does not meet scopes of work in either:

(check all that apply)

☐ Step 2 (CEQA Impacts) or

☐ Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application.*

☒ No Further Environmental Review Required. Project is categorically exempt under CEQA.

Gretchen A. Hilyard
Planner's Signature

Gretchen A. Hilyard
Print Name

10/15/13
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

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Historic Resource Evaluation Response

Date	October 7, 2013
Case Nos.:	2012.1342E & 2012.1343E
Project Address:	Public Convenience Stations at Great Highway & Taraval/Judah
Zoning:	P – (Public) OS – (Open Space)
Block/Lot:	Unk (Unknown)
Date of Review:	February 6, 2013 (Part 1) October 7, 2013 (Part II)
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

The subject properties are two (2) identical Public Convenience Stations located at the intersections of the Great Highway at Taraval and Judah Streets. The Stations are located within the median dividing the Upper and Lower sections of the Great Highway at Ocean Beach in the Outer Sunset neighborhood of San Francisco. The Stations are located on land designated as a P (Public) Zoning District and an OS (Open Space) Height and Bulk District. The Stations are not associated with any parcel numbers and are listed as Unk (Unknown) by the Assessor. The subject properties are not currently listed in any local, state or national historical register.

As stated in the Historic Resource Evaluation Response, Part I (dated February 6, 2013), the Department has determined that the subject properties are eligible for inclusion on the California Register as individual resources under Criterion 1 as properties associated with events that have made a significant contribution to the broad patterns of local or regional history; and Criterion 3 as examples of unique, high quality public buildings along the Great Highway, designed and constructed to serve a need for public amenities associated with the improvements to the Great Highway and Ocean Beach in the 1930s.

The character-defining features of the Great Highway Public Convenience Stations at Taraval and Judah Streets are:

Exterior

- Symmetrical organization of the primary façade and pattern of doors and windows;

- Use of Classical pilasters dividing structural bays;
- Treatment of the end structural bays featuring recessed panels with plain rondells and incised lettering that read: "Men" (south side) and "Women" (north side);
- Classical detailing at cornice;
- Classical door surrounds crowned by scrolled brackets supporting a cornice;
- Shaped parapet;
- Tabbed parapet flanked by scrolled brackets at the center of the roofline on the primary façade inscribed with "City of San Francisco Public Convenience Station;"
- Applied concrete ornament featuring Classical motifs;
- Locations of the light fixtures flanking the restroom entrances, as well as at both ends of the primary façade (the light fixtures themselves, however, are not original);
- Color scheme;
- Retaining walls adjacent to the restroom entrances;
- Low concrete planter wall at the base of the primary façade.

Interior (Men's Restroom)

- Overall organization of interior space, including the location of fixtures;
- Hexagonal clay floor tiles at entrance;
- Original ceramic tile wainscot (original wall tiles are subtly iridescent and feature colorful accents);
- Locations and sizes of skylights;
- Ornate plaster column capital featuring Classical motifs;
- Marble wall paneling wrapping the toilets, urinals, and column;
- Marble toilet partitions;
- Marble window sills;
- Decorative vents along the west wall.

Interior (Women's Restroom)

- Overall organization of interior space (excluding the entry passage, office, and storage, which have been altered), including the location of fixtures;
- Hexagonal clay floor tiles and polychrome ceramic panels in the Gardener's Office (existence of these materials is assumed, as this room was not accessible at the time of the survey);
- Original ceramic tile wainscot (original wall tiles are subtly iridescent and feature colorful accents);
- Locations and sizes of skylights;
- Ornate plaster column capital featuring Classical motifs;

- Marble wall paneling wrapping the toilets and column and on one wall near the sinks;
- Marble toilet partitions;
- Marble window sills.

The subject properties are considered to be "Category A.2 – Historical Resources" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) properties for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: 9/13/2013 by Department of Public Works, City and County of San Francisco

Project Description

The subject properties are two (2) identical Public Convenience Stations located at the intersections of the Great Highway at Taraval and Judah Streets. The subject properties contain one-story, poured concrete, public restroom buildings constructed in 1930 by the City of San Francisco Bureau of Engineering, Department of Public Works. The buildings are designed in the Classical Revival architectural style.

The proposed improvement project will include primarily interior renovation improvements. The proposed alterations will be carried out for each of the two (2) identical buildings. The proposed design improvements respect the historic fabric and integrate the required building code upgrades with the character of the existing buildings.

In detail, interior alterations will include:

- Replacement and reconfiguration of the restroom fixtures to bring them into compliance with the Americans with Disability Act (ADA).
- Reconfiguration of the overall interior layout to benefit the restroom users and City staff who utilize some of the interior space for gardening equipment and custodial supplies. This work includes the removal of non-historic interior walls.
- Salvage and reuse of the existing historic interior wall surfaces, which are comprised of a mixture of marble and tile.
- Retention of the existing historic tile floor materials.
- Removal and replacement of all doors and hardware.
- Electrical improvements including the replacement of both interior and exterior fixtures.
- Replacement of a majority of the plumbing systems in order to align plumbing with the new fixture configuration.

- Addition of new custodial mop sinks.
- The existing natural ventilation system will remain intact but will be supplemented with a new mechanical ventilation system, which is required by code. This new ventilation equipment will be integrated into the original system.

Exterior alterations will include:

- Preservation of all exterior character-defining features.
- In-kind replacement of the roofing membrane and five associated skylights.
- Replacement of non-historic fencing materials located along the roof
- Repainting the interior and exterior of the buildings to match the current color scheme.
- Installation of curb ramps, pathway/ramp improvements, addition of a short ramp at the entry to the restrooms, handrails and minor landscape and irrigation upgrades around affected areas of upgrade.
- Removal of a portion of the low concrete planter wall surrounding the primary façade. This feature will be shortened to provide space for an ADA accessible path to the primary restroom entrances.
- Installation of a foot wash station on the west side of each building located between the restroom and the pedestrian pathway running along the highway.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes the retention of the character-defining features of the Public Convenience Stations and the resulting project would not materially impair the significance of the eligible historic resources.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

> *Standard 2.*
>
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project includes the retention of historic features that characterize the subject properties. The majority of the character-defining features will be retained or repaired in place. Where replacement materials are required, these new features will be detailed to match the character of the existing historic fabric. Where the removal of areas of historic interior wall surfaces and flooring is required, historic wall finishes and floor tiles will be salvaged and reinstalled in place, or reused in other portions of the buildings where repairs are necessary. Very few exterior changes will occur. New ADA accessible pathways will be created and the low concrete planter wall and pedestrian pathways will be adjusted slightly to accommodate the change in site circulation. These changes will not alter the spatial relationships that characterize the properties. The proposed project will not result in the loss of distinctive materials and will maintain the features, spaces and spatial relationships that characterize the properties.

Therefore, the proposed project complies with Rehabilitation Standard 2.

> *Standard 3*
>
> *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project involves interior system and ADA accessibility upgrades to the Public Convenience Stations, including repair of damaged historic fabric and the improvement of plumbing, electrical and ventilation systems to improve the function of the historic buildings. Exterior alterations to pathways and the concrete planter walls will allow for improved ADA accessibility around the site. These changes will be recognized as contemporary interventions and are not conjectural in nature. Overall, the changes will not create a false sense of history and no conjectural features will be added.

Therefore, the proposed project complies with Rehabilitation Standard 3.

> *Standard 5.*
>
> *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project includes the retention of the character-defining features of the buildings, including historic interior wall and floor surfaces and all exterior features. The proposed project will not alter the distinctive materials, features, finishes and craftsmanship that characterize the properties.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project will retain and repair the character-defining features of the properties and new features will be detailed to match the proportions and detailing of existing character-defining features.

The installation of a foot washing station and alterations to the exterior concrete planting bed, roof, and pathways will be detailed to integrate with the historic features of the site and will clearly read as contemporary changes. These alterations are small in scale and integrate with the overall circulation patterns, forms, massing, materials and features of the properties. Interior alterations are restorative in their approach and will repair damaged historic features. Where replacement is necessary, new features will be detailed to match adjacent historic fabric so that new features integrate with historic features. All new features will be read as contemporary alterations and will be compatible with the materials, features, size, scale, proportion and massing of the historic property.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project will not alter the overall form and integrity of the historic property and will be constructed of compatible materials and detailed to match the existing historic features. If these new features were removed in the future, the essential form and integrity of the properties would be unimpaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*).

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 10-15-2013

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\Great Highway Convenience Stations\Great Hwy Convenience Stations_Part II.doc

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Certificate of Determination
Exemption from Environmental Review

Case No.:	2013.0817E
Project Title:	**546 34th Avenue**
Zoning:	RH-2 (Residential – House, Two Family) Use District 40-X Height and Bulk District
Block/Lot:	1511/034
Lot Size:	2,996 square feet
Project Sponsor:	Gabriel Ng + Architects Inc. (415) 682-0860
Staff Contact:	Laura Lynch – (415) 575-9045 Laura.lynch@sfgov.org

PROJECT DESCRIPTION:

The proposed project is located midblock on the east side of 34th Avenue. The property is between Geary Blvd and Anza Street within the Outer Richmond neighborhood. The project would demolish the existing 1,824 square foot (sq. ft.) two-story, single-family home. The proposed project would construct a three-story over basement, approximately 5,910 sq. ft., 40 foot-tall, two-unit building. The project would provide three off-street parking spaces.

EXEMPT STATUS:

Categorical Exemption, Class 3 and 1 (State CEQA Guidelines Section 15303(b) and 15301(L)(1))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah Jones

Sarah B. Jones
Environmental Review Officer

October 24, 2013
Date

cc: Gabriel Ng, Project Sponsor
Sara Vellve, Current Planning
Allison Vanderslice, Preservation Planner
Supervisor Eric Mar, District 1
Historic Preservation Distribution List
Virna Byrd, M.D.F.

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PROJECT DESCRIPTION (continued):

The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by the Department of Building Inspection is the Approval Action.

REMARKS:

Historical Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 546 34th Avenue is a historical resource as defined by CEQA. A property may be considered a historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district. The Planning Department's Preservation staff evaluated the subject property and determined the existing structure on the project site is not a historical resource as defined by CEQA.[1] To assist with the determination of the property, a Historic Resource Evaluation[2] was prepared to provide further background information to staff.

The structure at 546 34th Avenue was constructed in 1906. Planning Department records show that the building was not inhabited by any person(s) of significance (Criterion 1) and no significant events occurred on the site (Criterion 2). The original builder of the property was not identified and the building has undergone a number of alterations including a vertical addition, replacement of original windows, and recladding with asbestos shingles, making the property not eligible as a historic resource in regards to architecture (Criterion 3). The proposed project at 546 34th Avenue underwent Preliminary Archeological Review (PAR) by Planning Department staff archeologists, who determined that there would be no effect on archeological resources as a result of the project; therefore the project is not significant in regards to Information Potential (Criterion 4). The building is not eligible for the California Register as an individual resource.

The building at 546 34th Avenue was constructed in 1906 and appears to be extensively altered from its original design and construction. The surrounding neighborhood represents multiple waves of development and does not appear to be within the vicinity of an historic district.

In conclusion, the property at 546 34th Avenue is not eligible for the California Register either as an individual resource or as part of a historic district and is not considered a historical resource for purposes of CEQA. Therefore, the proposed project would have no significant impact on on-site or off-site historic resources.

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[1] San Francisco Planning Department, *Preservation Team Review Form, 546 34th Avenue,* September 3, 2013. This form is summarized and apart of the case number 2013.0817E and can be reviewed at the San Francisco Planning Department reception, 1650 Mission Street, San Francisco, CA

[2] Ver Planck Historic Preservation Consulting, *Historic Resource Evaluation 546 34th Avenue,* February 26th 2013. This form is summarized and apart of the case number 2013.0817E and can be reviewed at the San Francisco Planning Department reception, 1650 Mission Street, San Francisco, CA

Geotechnical. The Planning Department's records show that the property is not in a landslide or liquefaction zone; however the residence is on a slope of approximately 22 percent. A geotechnical investigation was conducted for the property at 546 34th Avenue[3]. The geotechnical report outlines that the property is not located on an active fault; however recommendations within the applicable building code should be followed for reducing potential damage to the improvements from earthquake shaking or slope instability. The sponsor will be required to follow the recommendations through the review and permitting by the Department of Building Inspection. Thus, the proposed project would have no significant geotechnical impacts.

Exemption Class. CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residence totaling no more than six dwelling units in urbanized areas. The proposed project would result in the demolition of one, 1,824 sq. ft. single-family residential structure and the construction of a two-unit duplex residential building. Additionally, CEQA State Guidelines Section 15301(1)(1), or Class 1, provides an exemption from environmental review for the demolition of a single-family residential structure or up to three single-family residential structures in urbanized areas. Therefore, the proposed project would be exempt from environmental review under Class 3 and 1.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant geologic hazards or historical resource impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

---

[3] Earth Mechanics Consulting Engineers, *Geotechnical Investigation, Planner Development, 546 34th Avenue, San Francisco, California*, June 8, 2013. This report is available for review as part of Case No. 2013.0817E.

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
295 Sanchez St		3558/022
Case No.	Permit No.	Plans Dated
2013.1210E		04/05/13
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction

Project description for Planning Department approval.

4th floor addition

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*):

Per GIS database, Archeo and Hist Prese are the only CEQA resources that require additional review. Archeo review was cleared during Randall's office hours on 09/02/13

Monica Pereira

Digitally signed by Monica Pereira
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org
Date: 2013.09.05 16:00:09 -07'00'

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. GO TO STEP 5.
☑	**Category B:** Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: PTR Form dated 10/18/2013.

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date 2013.10.28 08:22:14 -07'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard

Signature or Stamp: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard email=Gretchen.Hilyard@sfgov.org Date 2013.10.28 08.22.30 -07'00'

Date: 10/28/2013

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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PRESERVATION TEAM REVIEW FORM

1650 Mission St.
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San Francisco,
CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	10/18/2013

PROJECT INFORMATION:

Planner:	Address:	
Gretchen Hilyard	295 Sanchez Street	
Block/Lot:	Cross Streets:	
3558/022	16th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1210E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/5/2013

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

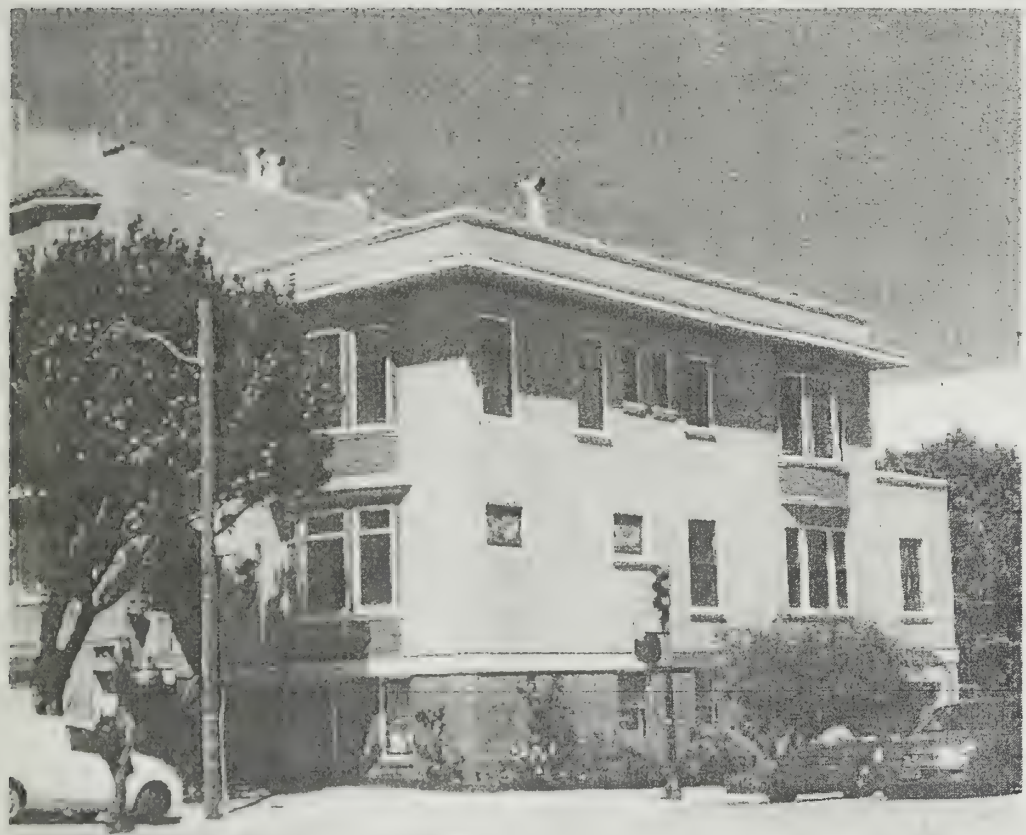
According to the Supplemental Information Form for Historic Resource Determination prepared by Tim Kelley Consulting (dated August 2013), the subject property at 295 Sanchez Street contains a two-story over basement, wood frame, multi-family building constructed in 1917 in the Classical Revival style. Documented and permitted alterations to the property include: addition of an apartment in the basement (1947), enlargement of existing library in basement (1977), re-roofing (1994) and addition of a small pool in the backyard (2008). Some minor window alterations occurred at an unknown date.

The subject property is a simplified example of a Classical Revival style urban row house, which was a popular building type in San Francisco between 1900 and 1910. The subject building lacks much of the elaborate ornamentation usually associated with this building type including plaster cartouches, porticos, garlands, and columns. The subject building is a non-distinct example of a Classical Revival multi-family building and is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any known historic districts. The subject block exhibits a mix of residential and commercial properties with varying degrees of integrity. The majority of the buildings were constructed in the late 19th century and early 20th century and many of the older building no longer retain integrity. Overall, the area lacks cohesion and does not appear to contain a historic district.

Therefore, 295 Sanchez Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	10-25-2013



295 Sanchez Street looking northeast. Image courtesy of Tim Kelley Consulting, 2013.

10-30-13P02:53 RCVD

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2909 Bush St		1055/021
Case No.	Permit No.	Plans Dated
2013.0129E		02/11/13
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction

Project description for Planning Department approval.

Rear yard & parking variance to expand existing rear cottage and create 2nd dwelling unit

STEP 1: EXEMPTION CLASS
TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*):

Per GIS database, Hist Pres is the only CEQA resource that requires additional review.

Monica
Pereira

Digitally signed by Monica Pereira
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org
Date: 2013.08.22 09:22:37 -07'00'

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. GO TO STEP 5.
☑	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s),** including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: 10/18/2013 *(attach HRER)* b. Other *(specify)*:
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.10.28 15:15:45 -07'00'	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.10.28 15:16:00 -07'00'
	Date: 10/28/2013	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.	

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PLANNING DEPARTMENT

Historic Resource Evaluation Response

415.558.6377

Date	October 18, 2013
Case No.:	**2013.0129E**
Project Address:	**2909 Bush Street**
Zoning:	RH-3 (Residential – House, Three-Family) 40-X Height and Bulk District
Block/Lot:	1055/021
Date of Review:	October 18, 2013 (Part I)
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 2909 Bush Street, is located on an L-shaped lot measuring approximately 33 feet wide at the street, 137 feet deep and 84 feet wide at the rear. The subject parcel is located on the south side of Bush Street between Presidio Avenue and Lyon Street in the Western Addition neighborhood of San Francisco. The property is located within an RH-3 (Residential-House, Three Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by two buildings: the primary/front building on the lot is a two-story-over-basement, single-family, wood-frame residence constructed in 1878. The building is designed in the Italianate architectural style and retains historic integrity. The secondary/rear building on the lot is a one-story, vernacular cottage. According to a Historic Assessment for 2909 Bush Street prepared by Katherine Petrin (dated June 7, 2013), there are no permit records for the building and it appears to have been constructed in ca. 1970. The cottage is located approximately 20 feet from the primary residence.

Pre-Existing Historic Rating / Survey

The primary/front building at 2909 Bush Street was previously evaluated and is considered a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures. The building is eligible for listing in the California Register under Criterion 3 as an excellent, intact example of an early Italianate style residence in San Francisco, dating to 1878.

The secondary/rear building is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its unknown age and association with the primary building, which is a historic resource. The focus of this HRER is to determine if the secondary/rear building is an eligible historic resource.

Neighborhood Context and Description

The subject property is located at the northeast corner of San Francisco's Western Addition neighborhood. Land uses in the vicinity are a mix of single-family and multi-unit residential uses, and building heights range from one to four stories.

San Francisco's Western Addition was created in 1856 as the first major platted expansion to San Francisco's original city grid. At that time, Divisadero Street served as the City's western boundary. To the west lay the so-called "Outside Lands," a large undeveloped area encompassing all of what is known today as the Richmond and Sunset neighborhoods, and Golden Gate Park. The introduction of mass transit touched off a sustained period of residential development in the western portion of the city, largely concentrated between circa 1890 and 1910. The area experienced another pulse of development following the 1906 Earthquake and Fire, which resulted in many residents relocating to areas outside the burned district. Despite this sustained period of development, however, many large parcels to the west remained vacant and were not developed until the 1910s and early 1920s. Building dates in the area range from circa 1890 to the late 1920s, with a few examples of 1950s, 1980s and 2000s buildings on in-fill lots.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1878 (primary/front building only)	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Historic Assessment prepared by Katherine Petrin (dated June 7, 2013), and information found in the Planning Department files, Preservation staff confirms that the primary building on the subject property is eligible for inclusion on the California Register as an individual historic resource under Criterion 3. Staff finds that the secondary/rear building dates to ca.

1970 and is not an eligible historic resource under any criteria. The following discussion relates to the secondary/rear building only, which has not been previously documented.

The secondary/rear building at 2909 Bush Street is a non-distinct example of a vernacular style dwelling that appears to date to ca. 1970. The building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2). Therefore, the secondary/rear building at 2909 Bush Street is not eligible for listing in the California Register under any criteria.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks		**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks		**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks		**Materials:**	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks				

The secondary/rear building was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The secondary/rear building was determined not to meet any of the criteria that would identify it as eligible for the California Register of Historical Resources and this analysis was not conducted.

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☒ Individually-eligible Resource (2909 Bush Street, primary/front building only)
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

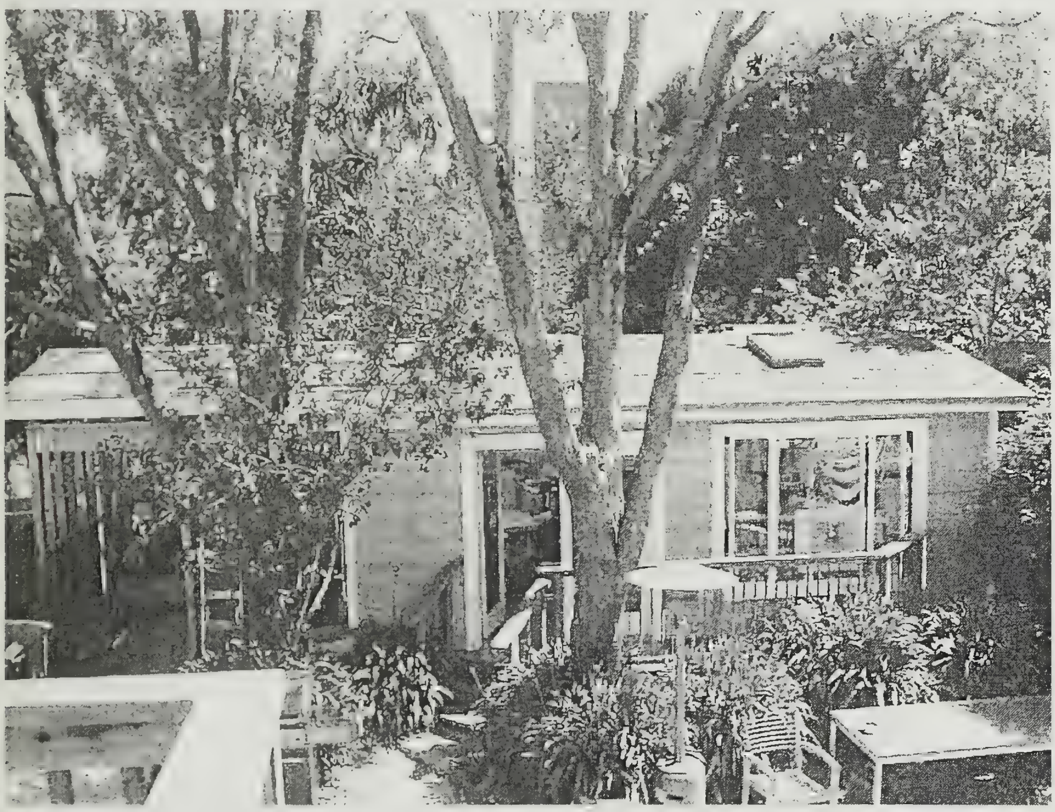
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 10/28/13

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

Images



2909 Bush Street (secondary/rear building) looking south.
Image courtesy of Katherine Petrin, 2013.

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PLANNING DEPARTMENT

Certificate of Determination
Exemption from Environmental Review

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	**2012.0978E**
Project Title:	**896 De Haro Street**
Zoning:	RH-2 (Residential – House, Two Family) Use District 40-X Height and Bulk District
Block/Lot:	4095/018
Lot Size:	3,362 square feet
Project Sponsor:	Michael Leavitt, Architect (415)674-9100
Staff Contact:	Laura Lynch – (415) 575-9045 Laura.lynch@sfgov.org

PROJECT DESCRIPTION:

The existing project site consists of a vacant lot located at the intersection of De Haro Street and Southern Heights Avenue in the Potrero Hill neighborhood. The proposed project would construct a four-story, approximately 8,400 square-foot (sq. ft.) residential building, with two units, over a ground-floor garage. The height of the proposed building would be approximately 37 feet. Two off-street parking spaces would be provided within a garage accessible via De Haro Street.

EXEMPT STATUS:

Categorical Exemption, Class 3 (State CEQA Guidelines Section 15303(b))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

October 25, 2013
Date

cc: Michael Leavitt, Project Sponsor
Rich Sucre, Preservation
Ben Fu, Current Planning
Supervisor Malia Cohen, District 10
Historic Preservation Distribution List
Interested Parties
Virna Byrd, M.D.F.

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PROJECT DESCRIPTION CONT.

The frontage of the property along De Haro Street is approximately 57 feet and 110 feet along Southern Heights Avenue. The existing parcel is defined by the San Francisco Assessor's Report as a vacant lot. There are no structures on the property and the surrounding neighborhood is primarily residential, aside from the Potrero Hill Neighborhood House, located directly across from the property.

The existing zoning of the lot is Residential House- 2 Families (RH2). These districts are devoted to one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. The height and bulk district is 40-X, allowing for a maximum building height of 40 feet.

The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by the Department of Building Inspection is the Approval Action.

REMARKS:

Historical Resources

In evaluating whether the proposed project would have an impact on historical resources under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the lot at 896 De Haro Street is a historical resource as defined by CEQA. A property may be considered a historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential, or if it is considered a contributor to a potential historic district.

The project site at 896 De Haro is located on a vacant lot, there are no records of any prior development on the site, nor is it located within any previously identified or eligible historic districts. The project underwent historic review by the San Francisco Planning Department preservation team[1] which found that no significant events occurred and no significant person lived on the project site (Criteria 1 and 2). Since there is no structure on the site, there is no associated Architecture (Criterion 3). The project also underwent Archeological review which found that there would be no impact on Information Potential (Criterion 4). The construction of the proposed building on the vacant lot would therefore have no direct impact on a historic resource as defined by CEQA.

In addition, the proposed project at 896 De Haro Street would not have any significant adverse impacts upon off-site historic resources, including Landmark No. 86 - the Potrero Hill Neighborhood House, which is located across the street from the project site. As noted within the designation ordinance for the

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[1] San Francisco Planning Department, *Preservation Team Review Form, 896 De Haro,* April 11, 2013. This form is summarized and is part of Case File No:2012.0978E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

Potrero Hill Neighborhood House, the landmark designation is limited to the landmark site itself, specifically defined as Block 4096, Lot 043. Nevertheless, the Planning Department Preservation staff analyzed if the development of the project would have any impact on the adjacent property.

According to the landmark designation, the Potrero Hill Neighborhood House is significant for its association with Russian immigrants in the Potrero Hill neighborhood, and its architecture and architect, Julia Morgan. The period of significance for the property is from 1919 (Commission of Julia Morgan with a 1922 Building Completion Date) to the 1950s (association with Russian immigrants). The 896 De Haro Street project site is located across De Haro Street (which measures approximately 80-feet wide) from the landmark and would not have any physical impact on the landmark or its historic designation in Article 10 of the San Francisco Planning Code.

Finally, the immediate vicinity of the project site is characterized by a mix of development periods with buildings constructed in the 1900s, 1920s, 1930s, 1970s, 1980s, and 1990s. There are no identified eligible or designated historic districts within the vicinity. The immediate neighborhood does not have a clear and established pattern of development, and a number of residential infill projects have occurred between the 1920s and the Present Day.

In conclusion, neither the proposed project nor the Potrero Hill Neighborhood House is located within or near a designated or eligible historic district, and the project site is not a historic resource, thus the construction of the proposed project on the existing vacant lot would have no impact on a historic resource as defined by CEQA. The proposed project would have no impact on on-site or off-site historic resources.

Hazardous Materials

Based upon mapping conducted by the U.S. Geological Survey (USGS) the project site may be underlain by serpentine rock.[2] Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. Although the California Air Resources Board (ARB) has not identified a safe exposure level for asbestos in residential areas, exposure to low levels of asbestos for short periods of time poses minimal risk.[3] The proposed project would involve excavation of up to 8 feet below ground surface (bgs), potentially releasing serpentinite into the atmosphere. To address health concerns from exposure to NOA, ARB enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, Section 93105,[4] and are enforced by the Bay Area Air Quality Management District (BAAQMD). The

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[2] Planning Department, GIS Layer, "Areas Affected by Serpentine Rocks." Created February 25, 2010 from United States Geological Survey and San Francisco Department of Public Health data.

[3] California Air Resources Board, Fact Sheet #1 Health Information on Asbestos, 2002. Available online at: http://www.arb.ca.gov/toxics/Asbestos/1health.pdf. Accessed April 15, 2013.

[4] California Air Resources Board, Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, July 29, 2002.

Asbestos ATCM requires construction activities in areas where NOA is likely to be found to employ best available dust control measures.

The San Francisco Board of Supervisors approved the Construction Dust Control Ordinance in 2008 to reduce fugitive dust generated during construction activities. The requirements for dust control as identified in the Construction Dust Control Ordinance are as effective as the dust control measures identified in the Asbestos ATCM. Thus, the measures required in compliance with the Construction Dust Control Ordinance would protect construction workers and the public from fugitive dust that may also contain asbestos. The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to NOA would not occur. Therefore, the proposed project would not result in a hazard to the public or environment from exposure to NOA.

The proposed project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved SMP prior to issuance of any building permit. The project applicant is currently enrolled in the Maher Program with DPH and a Phase 1 has been reviewed. The project sponsor would be required to remediate potential soil and/or groundwater contamination in accordance with Article 22A of the Health Code.

Thus, the proposed project would not result in significant impacts related to hazardous materials.

Noise

According to San Francisco Planning Department records, the project site is located within an area where noise volumes can exceed 65 Ldn (Level day night weighted decibels) and is located within the Eastern Neighborhoods Area Plan Final Environmental Impact Report (FEIR). The FEIR addressed areas with excessive noise levels and provided mitigation measures associated with new construction within these noise sensitive locations. One of the mitigation measures requires project sponsors to provide a 24 hour noise measurement to be prepared by a person qualified in acoustical analysis and/or engineering in order to demonstrate with reasonable certainty that Title 24 standards can be met. An Environmental Acoustics Report was prepared for the proposed project to satisfy this mitigation measure and to meet requirements of Title 24 of the California Building Code. Charles M. Salter Associates, Inc.[5] was engaged by the project sponsor to conduct a noise study that included a 24-hour noise measurement and site survey. The study included long term continuous noise measurements in addition to one 15 minute spot measurement.

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[5] 896 De Haro Street Townhomes, San Francisco, CA Environmental Noise Study, August 29, 2012, Charles M. Salter Associates, Inc. This document is on file and is available for review as part of Case File No. 2012.0978E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

The four 24-hour noise measurements recorded a day-night noise average of 64-65 dBA (DNL). The 15 minute spot measurement was at 58dBA. Preliminary calculations suggest that the residential units would require sound rated windows to ensure that the interior average noise level standard of 45 dBA (DNL) would be met. Where windows must remain closed to achieve the 45 dBA (DNL), alternative methods of supplying fresh air must be provided. If closed windows are required by the California Building Code Title 24, a mechanical engineer would be consulted to ensure fresh air ventilation. Since interior noise levels would vary depending on the design of the building (window area relative to wall area) and construction material and methods, an acoustical analysis would be prepared during detailed design of the project and submitted to the Department of Building Inspection (DBI) prior to the issuance of a building permit. Analysis would describe the necessary noise insulation features that have been included in the design of the project to maintain interior noise levels at acceptable levels.

Thus, the proposed project would not result in significant impacts related to noise.

Biological Resources

Concerns about impacts on existing biological resources at the project site, including both animals and trees have been expressed.

Regarding impacts associated with animals, neighbors have reported the presence of common animal species such as raccoons, opossums, and skunks. While the proposed project would likely displace some or all of these animals, effects on common animals that are adapted to urban environments would not be considered a significant impact pursuant to CEQA, which is concerned with impacts of projects on candidate, sensitive, or special status species. Based on review of review of the California Natural Diversity Database, there is no evidence of special status species on the project site. Thus, the proposed project would not have a significant impact on animal species as defined by CEQA.

With regard to birds, the proposed project would include the removal of non-native trees, which has the potential to impact nesting birds. Removal of these trees would require the project sponsor to comply with the federal Migratory Bird Treaty Act (MBTA). The MBTA makes it unlawful to "take" (kill, harm, harass, shoot, etc.) any migratory bird listed in 50CFR 10, including their nests, eggs, or young. To reduce the potential for effects on nesting birds from non-native tree removal, construction should occur outside the bird nesting season, which is generally recognized to be from March 15 to August 15 in most areas of California, but can begin as early as January 15 in the San Francisco area. If construction during the bird nesting season cannot be fully avoided, preconstruction nesting surveys should be conducted seven days prior to work in order to comply with the MBTA. If active nests are located during the preconstruction bird nesting survey, the project sponsor is required to contact the California Department of Fish and Wildlife for guidance on complying with Sections 3511(a)(1) and 3513, 1 which may include setting up and maintaining a line-of site buffer area around the active nest and prohibiting construction activities within the buffer; modifying construction activities; and/or removing or relocating active nests. Through required compliance with the MBTA, the proposed project would not be expected to have a significant impact on animal species as defined by CEQA.

Regarding impacts associated with trees, the property owner and the neighbors have hired licensed arborists to prepared tree inventories[6] or reports[7] for the subject property. The San Francisco Planning Department, Department of Building Inspection (DBI), and Department of Public Works (DPW) have established guidelines to ensure that legislation adopted by the Board of Supervisors governing the protection of trees is implemented. The DPW Code Section 8.02-8.11 requires disclosure and protection of Landmark, Significant, and Street trees, collectively "protected trees" located on private and public property. A Landmark Tree has the highest level of protection and must meet certain criteria for age, size, shape, species, location, historical association, visual quality, or other contribution to the City's character and have been found worthy of Landmark status after public hearings at both the Urban Forestry Council and the Board of Supervisors. A Significant tree is either on property under the jurisdiction of the DPW, or on privately owned land within 10 feet of the public-right-of-way which satisfies certain criteria. Street trees are trees within the public right-of-way or within the DPW jurisdiction. A Planning Department "Tree Disclosure Statement" must accompany all permit applications that could potentially impact a protected tree. The project currently does not contain any landmark trees, of the significant and street trees outlined within the reports, two are recommended to be protected, the Sweet gum tree and the Catalina cherry; any removal of these significant trees would require a permit from DPW. Through compliance with the City's tree protection ordinance, the proposed project would not have a significant impact as a result of tree removal

In conclusion, the proposed project would not result in significant adverse environmental impacts and there is no substantial evidence that any of these topics could have a significant effect on the environment.

Exemption Class. CEQA Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residence totaling no more than six dwelling units in urbanized areas. The proposed project would result in the construction of an approximately 8,400 sq. ft., two-unit residential building. Therefore, the proposed project would be exempt from environmental review under Class 3.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. As described above, the proposed project would not have significant hazardous materials, noise, biological resources or historical resource impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[6] Tree Inventory 896 De Haro Street, SF, CA, Deva Braden, September 11, 2012. This document is part of the case number 2012.0978 This document is on file and is available for review as part of Case File No. 2012.0978E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

[7] Arborist Report and Tree Protection Plan, Tree Management Arborists, October 9, 2012. This document is on file and is available for review as part of Case File No. 2012.0978E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	2/25/2013	**Date of Form Completion**	4/11/2013

PROJECT INFORMATION:		
Planner:	Address:	
Rich Sucre	896 De Haro Street	
Block/Lot:	Cross Streets:	
4095/018	Southern Heights Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
Category C		2012.0978E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	07/10/2012

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☒ If so, are the proposed changes a significant impact?

Additional Notes:

- Proposed project includes new construction on a vacant lot
- Will the proposed project have impacts to off-site historic resources, including the nearby landmark at 953 De Haro Street (Potrero Hill Neighborhood House), designated as Landmark No. 86 in Article 10 of the San Francisco Planning Code?
- Received/reviewed letter from Stephen M. Williams, re: Comments on Proposed Project at 895 De Haro Street, dated January 14, 2013.

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:	n/a		Period of Significance:	n/a	
			○ Contributor	● Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

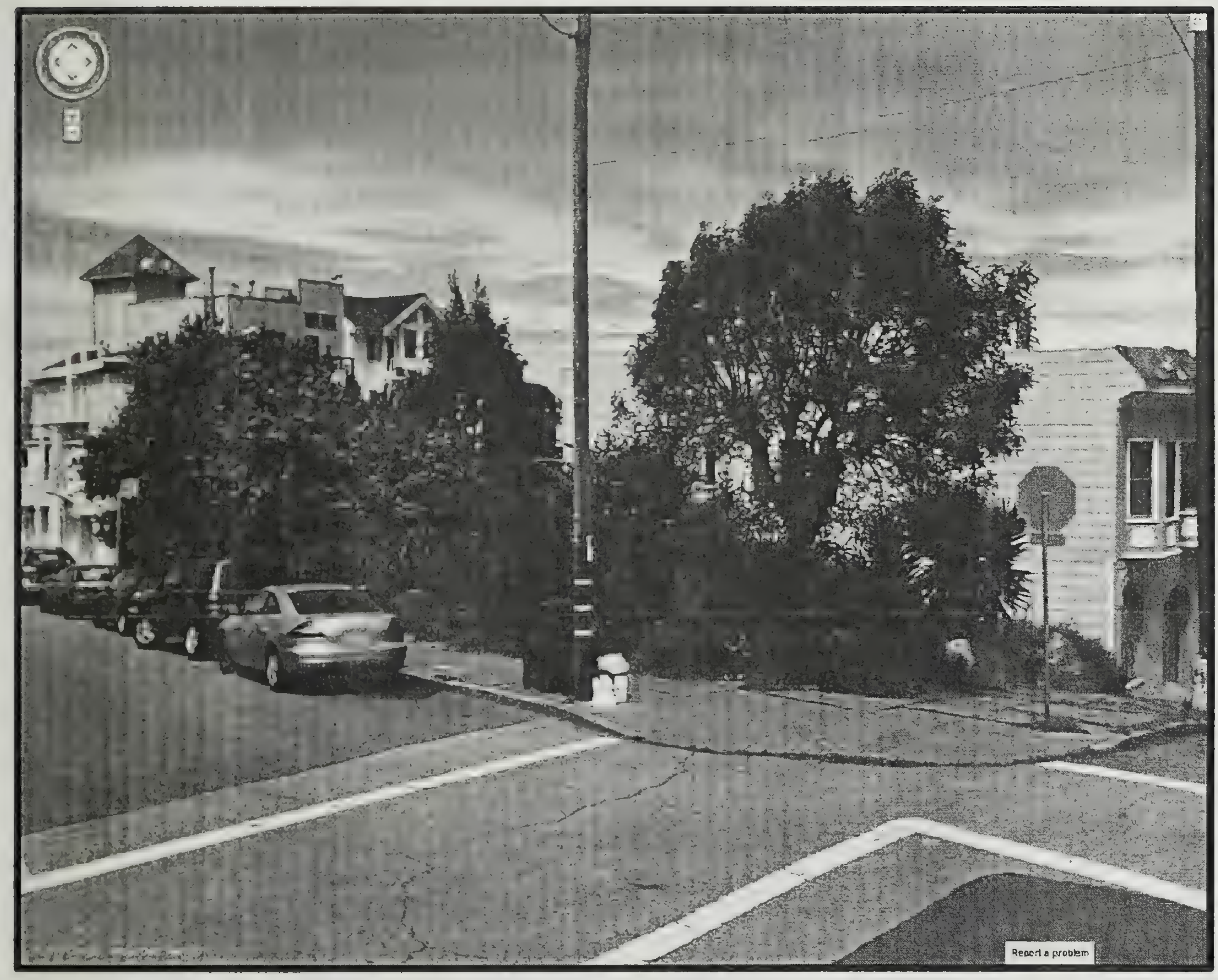
896 De Haro Street (APN 4095/018) is currently a vacant lot located at the northwest corner of De Haro Street and Southern Heights Avenue within the Potrero Hill neighborhood. There are no buildings or structures located on the subject lot. The subject property is not located within any previously identified designated or eligible historic districts. Therefore, the subject property does not appear to a historic resource for the purposes of the California Environmental Quality Act (CEQA).

896 De Haro Street is located across the street from the Potrero Hill Neighborhood House at 953 De Haro Street, which is designated as Landmark No. 86 in Article 10 of the San Francisco Planning Code. According to the landmark designation, the Potrero Hill Neighborhood House is significant for its association with Russian immigrants in the Potrero Hill neighborhood, and its architecture and architect, Julia Morgan, for the period of significance from 1919 (Commission of Julia Morgan; 1922 - Building Completion Date) to 1950s (association with Russian immigrants). The designation is limited to the landmark site as defined by Block 4096, Lot 043.

The proposed project at 896 De Haro Street would not have any significant adverse impacts upon off-site historic resources, including Landmark No. 86 - Potrero Hill Neighborhood House. As noted within the designation ordinance for the Potrero Hill Neighborhood House, the landmark designation is limited to the landmark site (APN 4096/043). The proposed project site is located across De Haro Street (which measures approximately 80-ft wide) from the landmark. The proposed project would not have any physical impact upon the landmark or its historic designation in Article 10 of the San Francisco Planning. Further, the immediate vicinity is characterized by a mix of development periods with buildings constructed in the 1900s, 1920s, 1930s, 1970s, 1980s, and 1990s. There are no identified eligible or designated historic districts within the vicinity of the project site. The immediate neighborhood does not have a clear and established pattern of development, and a number of residential infill projects have occurred between the 1920s and the Present Day.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	4-11-2013

IMAGES



896 De Haro Street
(Source: Google Maps, April 2011; Accessed April 11, 2013)

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2833-2835 Union St.		0949/023
Case No.	Permit No.	Plans Dated
2013.0960		10/3/2013
☑ Addition/Alteration	☑ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Add penthouse (fourth floor) an existing two-story-over-garage two-unit residential building; add second-floor deck and stairs at rear; reconfigure front entry and stairs; widen and relocate garage door; remodel interiors; merge two units.		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements**. Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: Per PTR dated 10/29/2013

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Allison Vanderslice	**Signature or Stamp:** Allison K. Vanderslice Digitally signed by Allison K. Vanderslice DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Environmental Planning, cn=Allison K. Vanderslice, email=Allison.Vanderslice@sfgov.org Date: 2013.10.30 16:14:47 -07'00'
	Date: 10/30/2013	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.	

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	10/29/2013	**Date of Form Completion**	10/29/2013

PROJECT INFORMATION:

Planner:	Address:	
Allison Vanderslice	2833-2835 Union Street	
Block/Lot:	Cross Streets:	
0949/023	Lyon and Baker	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.0960E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/03/2013

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Proposed project includes removal and merger of dwelling units but does not include demolition of the building; for the purpose of this review the proposed project is treated as an alteration.

PRESERVATION TEAM REVIEW:

Historic Resource Present	● Yes	○ No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	● Yes	○ No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:	1888 - 1914	
			○ Contributor	● Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The Department agrees with the conclusion of the Historic Resource Evaluation (HRE) report by Tim Kelley Consulting for 2833-2835 Union Street (dated February 2013). The building stands on the south side of Union Street between Baker and Lyon streets in the Cow Hollow neighborhood. Constructed in 1933, the subject property is a two-story-over-basement, rectangular-plan, two-family residential building. This stucco-clad building is topped with a flat roof with a red-tiled parapet and has traces of Mediterranean Revival detailing. The building was constructed for Leon Kuimelis, a merchant grocer, and was designed by architect Martin A. Sheldon.

Constructed in 1933, the building was built after the majority of the Cow Hollow neighborhood was developed and it does not appear to be associated with any significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the HRE report for the subject property, no significant persons are associated with the property and it is not significant under Criterion 2. Based on the HRE report, architect Martin A. Sheldon does not appear to be a master architect. The building features some Mediterranean Revival-style detailing but is not a distinguished example of this style. Therefore, the subject property is not significant under Criterion 3.

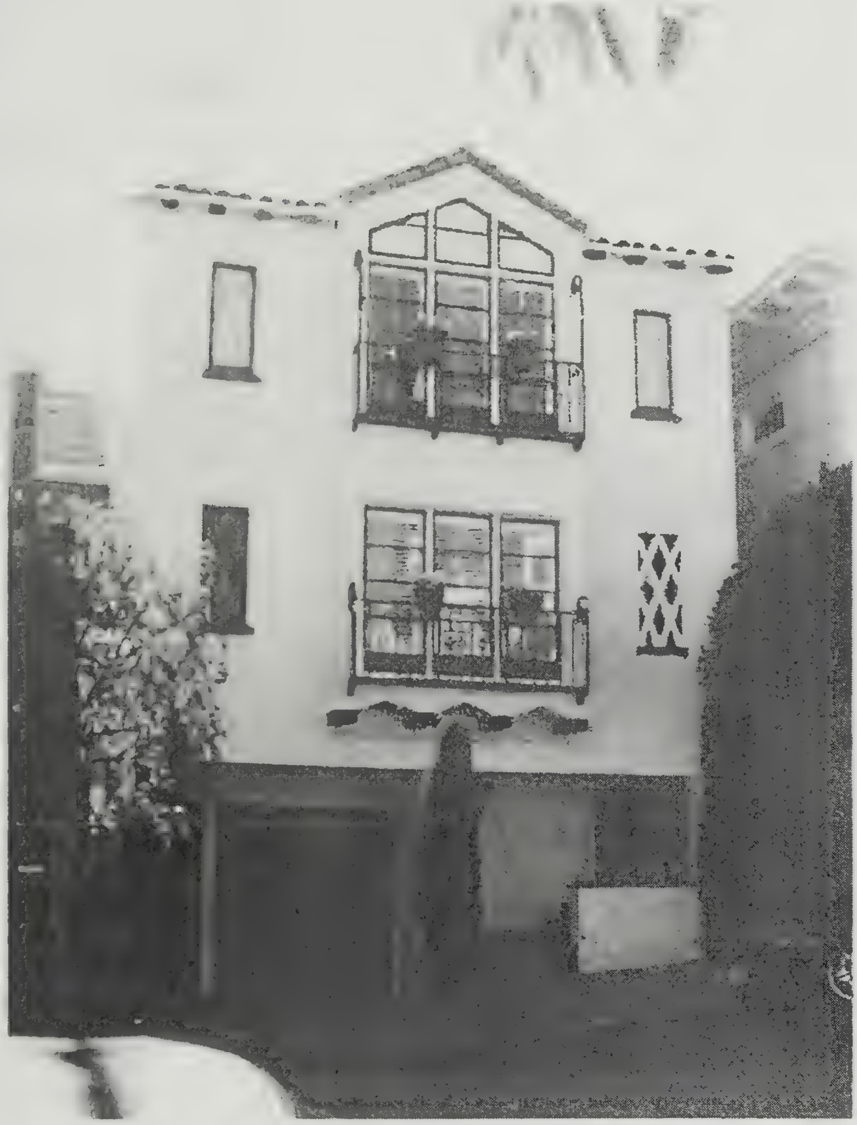
A potential historic district is located in this section of the Cow Hollow neighborhood and is roughly bounded by Lyon Street to the west, Vallejo Street to the south, Scott Street to the east, and Greenwich Street to the north. The period of significance is 1888-1914. The district is significant under Criterion 3 as a collection of residential buildings with cohesive massing, articulation, form, landscape setback, and stylistic elements in the First Bay Tradition, Tudor Revival, and Craftsman styles. The subject property does not appear to be a contributor to this potential district. The subject property was constructed in 1933, which is outside the district's period of significance.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
for TINA TAM	10/30/13

HISTORICAL RESOURCE EVALUATION

2833-2835 UNION STREET
SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC
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SAN FRANCISCO
PLANNING DEPARTMENT

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415.558.6409

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Information:
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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2013.0465E**
Project Title:	**2479 Francisco Street**
Zoning:	RH-3 (Residential – House, Three Family) Use District 40-X Height and Bulk District
Block/Lot:	0931/026A
Lot Size:	1,625 square feet
Project Sponsor:	Rick Dade (707) 748-2255
Staff Contact:	Tania Sheyner – (415) 575-9127 tania.sheyner@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the southern side of Francisco Street, between Baker and Broderick Streets, in the Marina district. The subject parcel is approximately 1,600 square feet in size. The existing structure on the project site is a one-story-over-garage single-family residence, constructed circa 1927, encompassing approximately 2,000 square feet of space. The existing building height measures 20 feet 7 inches to the top of the roof. [Continued on the following page.]

EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(2)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

October 31, 2013
Date

cc:
Rick Dade, Project Sponsor
Glenn Cabreros, Current Planning
Jonathan Lammers, Preservation Planner
Supervisor Mark Farrell, District 2
Historic Preservation Distribution List
Virna Byrd, M.D.F.

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PROJECT DESCRIPTION (continued):

The proposed project would involve a one-story (approximately 10-foot) vertical addition of a portion of the building to a new height of approximately 33 feet as well as horizontal additions at the existing ground and second floors. The third-story addition would be set back from the front property line by approximately 5 feet. The approximately 10-foot-tall ground level floor would be extended into the rear yard by approximately 12 feet and would extend both ground and second floors across the width of the building by approximately 2 feet.

At project completion, the structure would encompass a total of approximately 3,500 square feet: approximately 1,300 square feet on the ground floor, approximately 1,200 square feet on the second floor, and about 1,000 square feet on the third floor. The proposed project also includes the following: a new roof and a roof deck; a light well and a terrace on the third floor; a staircase in the rear yard connecting to the second floor addition; exterior cladding and fenestration; mechanical, electrical and plumbing work; and a remodel of the existing building's interior. The existing building includes two off-street basement parking spaces, which would be retained. No new parking is proposed.

The proposed project would require a variance from the Planning Code for the horizontal addition. The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by the Department of Building Inspection is the Approval Action.

REMARKS:

Historical Resources. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 2479 Francisco Street is a historical resource as defined by CEQA. A property may be considered a historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district.

A Historic Resource Evaluation Report was conducted for the building at 2479 Francisco Street to provide information to the San Francisco Planning Department, and to assist in the determination of the historic relevance of the property.[1] The Planning Department's Preservation staff evaluated the subject property and determined that the existing structure on the project site is not a historical resource as defined by CEQA.[2]

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[1] Tim Kelley Consulting, LLC, *Part 1 Historical Resources Evaluation, 2479 Francisco Street, San Francisco, California,* July 2013. This document is available for review at the Planning Department, 1650 Mission Street, Suite 300, as part of Case No. 2013.0465E.

The structure at 2479 Francisco Street was constructed circa 1927. Planning Department records show that the building was not inhabited by any person(s) of significance (Criterion 1) and that no significant events occurred on-site (Criterion 2). Although the structure is closely identified with William Lyons, a proprietor of the notorious (at that time) Lyons & Plunkett saloon, this association does not appear to qualify him as a person important to local, state or national history.

The subject building is of Mediterranean Revival style and is typical of scores of residential buildings constructed in the Marina neighborhood during the 1920s, as well as other neighborhoods in San Francisco; therefore, the property is not a historic resource in terms of architecture (Criterion 3). Lastly, the proposed project at 2479 Francisco Street has been reviewed by a Planning Department staff archeologist, who determined that, due to the proposed total depth of excavation and foundation type, there would be no effects on archeological resources as a result of the project. Therefore the project is not significant in regards to information potential (Criterion 4). Therefore, the building is not eligible for the California Register as an individual resource.

The Department's HRER noted that the subject block was largely built out between 1926-1928, with most buildings designed with Mediterranean Revival influences similar to the subject structure. There are several groupings of similar residential buildings, indicating that portions of the block were developed en masse by contractor builders. As with 2479 Francisco Street, most of these buildings are not distinguished examples of their type, period, and are inconsistent in terms of massing. Therefore, the property is not considered to be located within a potential historic district.

In conclusion, the property at 2479 Francisco Street is not eligible for the California Register, either as an individual resource or as part of a historic district. Therefore, it is not considered a historical resource for purposes of CEQA. Therefore, the proposed project would have no significant impact on on-site or off-site historic resources.

Hazardous Materials. The proposed project would result in excavation of over 50 cubic yards of soil in an area designated as the Maher Zone. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved SMP prior to issuance of any building permit. The project applicant has submitted a Maher Application to DPH and would be required to remediate potential soil and/or groundwater contamination in accordance with Article 22A of the Health Code. Thus, the proposed project would not result in a significant hazard to the public or the environment through the release of hazardous materials.

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[2] San Francisco Planning Department, *Historic Resource Evaluation Response, 2479 Francisco Street,* September 10, 2013. This document is available for review at the Planning Department, 1650 Mission Street, Suite 300, as part of Case No. 2013.0465E.

Geotechnical. Based on the geotechnical investigation that was prepared for the proposed project,[3] the project site is located within a liquefaction potential zone as mapped by the California Division of Mines and Geology for the City and County of San Francisco. Therefore, the sandy soils located beneath the site have the potential to liquefy during moderate to strong earthquake shaking. Based on the geotechnical investigation, the post liquefaction volumetric strains of the sands would result in ground surface settlement on the order of 1 to 3 inches, which could damage the proposed improvements. The report presented two foundation options that would reduce the potential damage from lateral spreading: one option would utilize a stiffened, well-tied foundation system (extending up to approximately 2 feet below ground surface [bgs]), while the second option would improve soils through compaction grouting to a depth of up to 30 feet bgs. The proposed project would include the well-tied foundation system. Thus, there would be no compaction grouting as part of the proposed project.

The San Francisco Building Code ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the Department of Building Inspection (DBI) permit review process. Prior to issuing a building permit for the proposed project, DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. The project sponsor has indicated it would comply with the recommendations of the geotechnical report, subject to DBI permit requirements. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code, and the proposed project would not result in a significant effect related to seismic and geologic hazards.

Exemption Class. Under CEQA State Guidelines Section 15301(e)(2), or Class 1, additions to existing structures of up to 10,000 sf are exempt from environmental review provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would increase the existing approximately 2,000 square foot floor area by approximately 1,500 square feet to approximately 3,500 square feet, substantially less than 10,000 square feet. In addition, the project site does not provide habitat for any sensitive species and is located in an urbanized area where all public services and facilities are available. Therefore, the proposed project would be exempt from environmental review under Class 1.

Summary. CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not have significant geotechnical or historical resource impacts. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[3] Earth Mechanics Consulting Engineers, *Geotechnical Investigation, Planned Improvements at 2479 Francisco Street, San Francisco, California,* May 2, 2013. This document is available for review at the Planning Department, 1650 Mission Street, Suite 300, as part of Case No. 2013.0465E.

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PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

NOV 19 2013

SAN FRANCISCO
PUBLIC LIBRARY

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
600 Columbus Avenue		0102/001	
Case No.	Permit No.	Plans Dated	
2012.1169	2013.1009.8876 and 2013.1009.8882	10/29/2013	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 50 years old)	☑ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Demolition of existing convenience station and construction of new convenience station at NW corner of Washington Square. Subject to HPC Certificate of Appropriateness Motion #0193.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☑	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Gretchen Hilyard Monica Pereira screened on 10/04/2012	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*: demolition of existing convenience station and construction of new convenience station in same location.
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Gretchen Hilyard

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.10.30 16:36:07 -07'00'
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	March 14, 2013
Case No.:	2012.1169E
Project Address:	Washington Square
Zoning:	P (Public) OS (Open Space) Height and Bulk District
Block/Lot:	0102/001
Date of Review:	March 14, 2013 (Part II)
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

Washington Square is located on an irregular shaped block bounded by Columbus Avenue, Filbert, Stockton, Union and Powell Streets in the North Beach neighborhood of San Francisco. The property was originally established as a park in 1850 and re-designed in 1958 according to a master plan by Douglas Baylis and Francis Joseph McCarthy. The subject property was listed as San Francisco Landmark 226 in 1999.

According to the *Washington Square: Final Landmark Designation Case Report* (Case No. 1998.270L, dated April 1999) and the *Washington Square Convenience Station Historic Resource Evaluation* prepared by Page & Turnbull (February 1, 2013) the character-defining features of the site are:

- Flat topography featuring a large central lawn and smaller peripheral lawns;
- Internal circulation paths, as well as the perimeter sidewalks that function as a promenade;
- The children's playground;
- Views of downtown San Francisco, Coit Tower, nearby neighborhoods, and Saints Peter and Paul Church across Filbert Street;
- Monuments and sculptural objects, including the survey marker, statue of Benjamin Franklin, and Volunteer Firemen Memorial, and their locations
- The Juana Briones California State Historical Marker (the landmark nomination specifically states that its exact location is not significant, and that it is not considered a significant piece of public art);
- Wood benches installed in 1958;
- Convenience station (public restroom);

- Trees from the 1957-58 redesign;
- Planting beds from the 1957-58 redesign;
- Pre-1958 landscaping that was retained by the 1957-58 redesign; and
- Repeating geometric patterns of architectural and landscape elements, especially the stepped and cog-like patterns.

Washington Square is considered to be a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: March 13, 2013 by Paulett Taggart

Project Description

Washington Square was established in 1850 and re-designed in 1958 according to a master plan by Douglas Baylis and Francis Joseph McCarthy, both prominent master designers of the Mid-Century Modern period. The 2.26-acre city park includes a large central lawn transected by concrete walking paths, benches, monuments and large trees and smaller shrubs and plantings. The park includes the subject building, a one-story convenience station (restroom/storage facility), located at the northwest corner of the park. The convenience station is designed in the Modern architectural style and its notable historic features include: one-story massing, location at the northwest corner of the park, asymmetrical gable roof form, irregular saw-tooth plan angled at a 45 degree angle away from Filbert Street, brick and stucco façade materials, wide overhanging roof eave, and associated shrubs and vegetation at the base of the building. Known alterations to the property include: installation of a chain link fence enclosure on the north side of the building at an unknown date, and alteration of the associated planting beds and vegetation.

The proposed project includes the replacement of the existing bathroom with a new bathroom/storage building at the northwest corner of the park.

In detail, Washington Square would be altered as follows:

- Demolition of the existing 291 square-foot restroom and park storage building;
- Construction of a new 625 square-foot restroom/storage building.
- Alteration of adjacent pathways and landscaping to accommodate the new building and ADA accessibility.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes the retention of the majority of the property's character-defining features and the resulting project would not materially impair the significance of the historic resource.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

Standard 1.

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project would retain the subject property's use as a public open space, and would maintain the area's historic character. The existing convenience station is not ADA accessible and a larger building is required to achieve accessibility while maintaining an adequate number of restrooms to accommodate the large number of visitors to the park. Reuse of the existing building would not adequately meet the facility and maintenance needs of this busy park. A new convenience station will be constructed in the same location as the existing building. The construction of the new building will require minimal change to the materials, features, spaces and spatial relationships that characterize the property and the character of the park as a whole will not be changed as a result of the project.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project will include the replacement of the existing 1958 convenience station with a new building that is approximately double the existing square footage. The proposal includes renovation of the adjacent pathways to improve the ADA accessibility of the site and installation of additional foundation plantings around the new building to soften the appearance of the Filbert Street façade. The proposed project maintains the historic character of the landmark, as defined by its character-defining features described above. Although the existing convenience station is a character-defining feature of the landmark, the removal of this single feature will not impair the significance of Washington Square. The new building is designed to fit within the existing context of the landmark site and draws upon the historic characteristics of the existing building such that staff finds the new building to be compatible infill construction. The proposed project will not result in the loss of distinctive materials and will maintain the features, spaces and spatial relationships that characterize the landmark.

Therefore, the proposed project complies with Rehabilitation Standard 2.

Standard 3

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project involves the addition of a new convenience station in the location of the existing convenience station. The new building is contemporary in design and overall, the proposed project will not create a false sense of history and no conjectural features will be added.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 5.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project retains the majority of the property's character-defining features, including the overall site plan, topography, circulation pathways, views, vegetation, monuments, benches and related features of the 1958 master plan for the park. The design of the new convenience station draws upon the existing materials seen throughout the park, including concrete and wood. The new building also draws upon the materials, finishes and construction of the existing convenience station, specifically construction of a one-story building with wide overhanging eaves and an asymmetrical roof form, surrounded by vegetation at the northwest corner of the park. The overall proportion of the building and its relationship to the landmark will be unchanged. The proposed project will not alter the distinctive materials, features, finishes and craftsmanship that characterize Washington Square.

Therefore, the proposed project complies with Rehabilitation Standard 5.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed project will result in minimal change to the character-defining features of Washington Square and will be detailed to match the historic materials, features and spatial relationships that characterize the subject property (as described under Standard 5).

The demolition of the existing convenience station and construction of a new building in the same location will not alter the overall relationship of the building to the larger park. The new convenience station will be constructed of materials that match the color, texture and scale of existing materials within the park, such as earth tone concrete and wood, as well as similar planting material around the base of the building to screen the Filbert Street façade as the existing building.

The design of the new buildings draws inspiration from the existing 1958 convenience station. The new building will feature similar wide overhanging eaves, massing and siting. The new building will be set back from Filbert Street and will feature recessed entrances to provide a similar rhythm and treatment of the north (Filbert Street) and east façades.

The new building will clearly read as a contemporary feature and will be compatible with the materials, features, size, scale, proportion and massing of the landmark.

Therefore, the proposed project complies with Rehabilitation Standard 9.

Standard 10.
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The construction of a new convenience station in the same location as the existing building will not alter the overall form and integrity of the landmark and will be constructed of compatible materials and detailed to match the proportion and detailing of the existing historic features. Like the existing building, the new convenience station will be constructed as a free-standing element within the larger park. If the new convenience station was removed in the future, the essential form and integrity of Washington Square would be unimpaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary
The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*).

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: For

Date: 3/21/13

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Kay Cheng, Citywide Planning
Tim Frye, Senior Preservation Coordinator

GH: G:\Documents\HRER\Washington Square HRER_Part II.doc

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address:		Block/Lot(s):	
225 San Benito Way		3260/017	
Case No.	Permit No.	Plans Dated	
2011.0197E	2010.10.04.2215	rec'd 10/21/2013	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Proposal is to convert the existing detached garage to an entertainment room with half bath and construct a new one-car garage at the front setback 15 feet from the front building wall of the main house.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an air pollution hot spot? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? *(refer to EP_ArcMap > Maher layer or Zoning tab in PIM)*

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☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☑ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* *(specify or add comments)*:

Proposed project has been revised to sufficiently meet the design recommendations outlined in the HRER, Part II dated August 30, 2011.

☐ 9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: ________________ *(attach HRER)*

b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☐ **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

See information contained in 2011.0197E for details about the identified historic district and the impact analysis for the project.

Preservation Planner Signature: Tina Ta

APPROVED

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name:

Tina Tam

Project Approval Action:

Issuance of Building Permit*

*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

Signature or Stamp:

CATEGORICALLY EXEMPT
from Environmental Review
8:54 am, Nov 05, 2013
SF PLANNING

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

SUBMIT

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Matt Weintraub
(415) 575-6812
matt.weintraub@sfgov.org

Project Address: **225 San Benito Way**
Block/Lot: 3260/017
Case No.: **2011.0197E**

Date of Review: August 30, 2011 (Parts I and II)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

The subject building at 225 San Benito Way is a detached single-family dwelling that was constructed in 1921. The subject building was designed in the "Neoclassical" style by architect Walter Falch. The subject building is a two-story-over-basement, wood-frame structure with a concrete foundation, hipped roof, and rectangular plan. The primary street-facing elevation is symmetrical in arrangement. Architectural features include: smooth stucco exterior walls; prominent main entry located at the center of the front elevation; classical entry portico with second-story balconette; flattened-arch entry with decorative paneled door, transom, and side-lights; tall arched windows at the first story; rectangular windows at the second story; divided-light wood sash; fenestration pattern that continues from the primary street-facing elevation to the side elevations; overhanging eaves with exposed carved rafter ends at primary and side elevations, and a chimney at the south side. A recessed single-story "sun room" with large, flattened-arch windows and a rooftop deck is located at the south side elevation, and a two-story addition with flat roof (constructed in 1931) is located at the back of the house. Site features include: wide brick entry steps, walkway and side piers with statuary; landscaped front yard that slopes upward from the sidewalk to the house; generous side yards; paved driveway at the north side of the property; and garage (originally detached) with stucco facing and hipped roof at the northeast rear corner of the property.

225 San Benito Way is located on the east side of San Benito Way, between Monterey Boulevard and Darien Way, in the Balboa Terrace neighborhood of southeast San Francisco. The subject building is located on a 2,778-square-foot, mostly rectangular lot that is 101 feet wide at the front lot line (which curves slightly inward), 89 feet wide at the rear lot line, 73 feet deep at the north side lot line, and 62 feet deep at the south side lot line (which includes a lateral jog 11 feet inward at a point 37 feet from the front of the lot). 225 San Benito Way is located within a RH-1(D) (Residential, House, One-Family, Detached) Zoning District and a 40-X Height and Bulk District.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area surrounding the subject property at 225 San Benito Way, known as the Balboa Terrace neighborhood, consists of large detached single-family homes on landscaped properties that were constructed primarily during the 1920s, similar to the subject property. Architectural influences that are apparent in the area include Spanish Colonial Revival, Classical Revival/Neoclassical, Colonial Revival, and Tudor Revival. Most building exteriors are faced in stucco. The streets in the area are gently curvilinear. The area exhibits a cohesive suburban residential architectural character from the period of the early 20th century.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property at 225 San Benito Way not included in any historic resource surveys or listed in any local, state or national registries. The subject property is not located within any designated or identified historic districts. Previously, the Department's 1976 Architectural Survey identified several individual properties in the area (not including the subject property) as potential individual architectural resources, many of which are located north of Monterey Boulevard within the St. Francis Wood neighborhood. The 1976 Architectural Survey did not include evaluations of potential historic districts.

According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, the subject property is considered to be a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures, because it is more than 50 years of age (constructed in 1921).

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

To assist in the evaluation of the subject property, the Project Sponsor has submitted the following report:

☐ *Historic Evaluation of 225 San Benito Way, San Francisco* (Supplemental Information Form for Historical Resource Evaluation), by William Kostura, dated April 2011.

Department staff has reviewed the report. In addition, Department staff has conducted additional research and analysis in order to complete the evaluation of the subject property.

According to *Historic Evaluation of 225 San Benito Way, San Francisco* (Supplemental Information Form for Historical Resource Evaluation), by William Kostura, dated April 2011, page 2: "225 San Benito Way does not appear to be individually eligible for the California Register of Historic[al] Resources under criteria 1, 2, or 3 due to lack of significance. It does appear to be a contributor to a potential historic district encompassing the Balboa Terrace subdivision under Criterion 3 of the California Register."

The Department agrees with the analysis included in the report, and finds that the subject property at 225 San Benito Way appears to be eligible for inclusion in the California Register as a contributing resource to a potential historic district that is significant under California Register criteria.

Included is an evaluation of the subject property at 225 San Benito Way, which is eligible for the California Register, based on the following criteria:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: none	Period of Significance: 1921 (225 San Benito Way); circa 1920-1941 ("Balboa Terrace" potential historic district) ☒ Contributor ☐ Non-Contributor

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 225 San Benito Way is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). There is no available information to indicate that the subject property was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject property is not known to have been influential or representative of any significant patterns of development in the area. According to *Historic Evaluation of 225 San Benito Way, San Francisco* (Supplemental Information Form for Historical Resource Evaluation), by William Kostura, dated April 2011, page 8:

> Under Criterion 1 of the California Register, which regards events and patterns in history, this house dates to 1921 and is one of the first to have been built in Balboa Terrace. However, a moderate number of houses in other West of Twin Peaks neighborhoods, especially in Forest Hill, Ingleside Terrace, and St. Francis Wood, date to

> the 1910s. On balance, this house does not appear to be eligible for the California Register under this criterion.

The subject property is not known to have been related to any other important cultural, social, political, or historical events that occurred in the City, the State, or the nation. Therefore, the subject property at 225 San Benito Way is determined not to be eligible under California Register Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 225 San Benito Way is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 2 (Persons). There is no available information to indicate that the subject property was associated with any person(s) who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. According to information provided by the Project Sponsor, the subject property was owned and occupied by various individuals during its history. None of the historic owners and/or occupants of the subject property are known to have been important individuals in the history of the City, the State, or the nation. The house was constructed for its original owner/occupant, William Klassen, a clerk or the Holland American steamship line, who lived there for less than two years before selling the property. Subsequent owners include two attorneys (at separate times) and a salesman. According to *Historic Evaluation of 225 San Benito Way, San Francisco* (Supplemental Information Form for Historical Resource Evaluation), by William Kostura, dated April 2011, page 8:

> Under Criterion 2, regarding persons, none of the owners and residents of this house appear to have been historically important. Even if it could be shown that Thomas A. Allan and [or] Henry B. Nathan had historically important careers as attorneys, the office buildings that they worked in, the Kohl and Mills buildings (both of which are extant with high integrity), would be thus eligible, instead of the house they lived in.

Therefore, the subject property at 225 San Benito Way is determined not to be eligible under California Register Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 225 San Benito Way is not eligible for inclusion in the California Register as an individual historic resource under Criterion 3 (Architecture). There is no available information to indicate that the subject property embodies a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. High artistic expression is not apparent in the design of the subject property, and it does not qualify as an important or representative individual example of architecture from the period. According to *Historic Evaluation of 225 San Benito Way, San Francisco* (Supplemental Information Form for Historical Resource Evaluation), by William Kostura, dated April 2011, page 8:

> Under Criterion 3, regarding design, this house is of borderline distinction. Its architect, Walter Falch, was [a] moderately important architect in San Francisco's history, and in architectural quality this house is in the middle range of his work. The house is stately, and pleasing in design, with high integrity. However, the composition of the house is not imaginative compared to much of Falch's other work, and the classical detailing is somewhat perfunctory. On balance, this house does not appear to be individually eligible for the California Register under this criterion.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 225 San Benito Way is eligible for inclusion in the California Register as a contributor to a potential historic district under Criterion 3 (Architecture). The house appears to contribute to the "Balboa Terrace" potential historic district, which embodies a type, period, and region, and possesses high artistic values. The "Balboa Terrace" potential historic district appears to qualify as a representative example of architecture and suburban residential development from the period of the early 20th century. According to *Historic Evaluation of 225 San Benito Way, San Francisco* (Supplemental Information Form for Historical Resource Evaluation), by William Kostura, dated April 2011, pages 8-9:

> The house does appear to be a contributor to a potential historic district in the vicinity. Balboa Terrace is a neighborhood of houses (plus two churches and a school) dating almost entirely to the 1920s and 1930s, and designed in revivals of historical styles that are highly compatible with each other – Spanish Colonial Revival, Tudor, Classical, and Colonial…As an ensemble, the neighborhood is stylistically harmonious…It compares favorably with almost any other West of Twin Peaks neighborhood.
>
> The integrity of the neighborhood is very high. In a windshield survey of Balboa Terrace conducted for this report, only about seven buildings were found that were built or altered after World War II. Thus, over 95% of the buildings within Balboa Terrace appear to have been built during 1920-1941 and remain intact…
>
> For these reasons, Balboa Terrace appears to qualify for the California Register as a potential historic district under Criterion 3, for its architecture. The Period of Significance is from 1920, when the first houses were built, to about 1941, when the Ninth Church of Christ, Scientist was built. The boundaries of the potential historic district are Monterey Boulevard on the north, Junipero Serra Boulevard on the west, Ocean Avenue on the south, the eastern line of Aptos School on the east, and an irregular line running through the middle of blocks on the northeast…
>
> Because of its high integrity and historically-derived architectural style, 225 San Benito Way is architecturally compatible with the rest of the neighborhood, and thus appears to be a contributor to this potential historic district.

Therefore, the subject property at 225 San Benito Way is determined to be eligible under California Register Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, the subject property at 225 San Benito Way is not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 4 (Information Potential), because the subject property is not an example of a rare construction type that might provide information important to understanding the built environment. Also, archaeological resources are not known or believed to be present at the subject property. Therefore, the subject property does not require further investigation in order to determine if it is eligible under California Register Criterion 4.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☒ Retains ☐ Lacks
Setting: ☐ Retains ☒ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

The subject property at 225 San Benito Way retains most aspects of integrity, including location, materials, workmanship, feeling, and association. (The aspects of design and setting are discussed separately in sections below.) According to City permits, few documented exterior alterations have occurred since its original construction in 1921. Exterior alterations that are documented by City permits include construction of a two-story addition with flat roof at the rear of the house (which is minimally visible from the public right-of-way) in 1931.

Design

According to *Historic Evaluation of 225 San Benito Way, San Francisco* (Supplemental Information Form for Historical Resource Evaluation), by William Kostura, dated April 2011, page 7: "This house has never been moved, and so it retains integrity of location. The exterior alterations to the house have been minor, and mostly or entirely restricted to the rear, and so the house retains integrity of design, materials, workmanship, feeling, and association."

The Department does not concur that the subject property retains integrity of design, or that the exterior alterations to the house are minor or that they are restricted to the rear of the house. Based on the information provided by the Project Sponsor (including photographic documentation) and located in the Planning Department's background files, as well as field survey observations conducted by Department staff, it appears that three original windows (a paired set and a single window) located at the upper story of the north side elevation of the house were removed and filled in after February 17, 2011, and before approximately April, 2011.[1]

The Department determines that the recent removal/filling of three original windows at the north side elevation diminishes the integrity of design of the subject property and the potential historic district, because it alters a feature that characterizes the subject property and the potential historic district. The removal/filling of three original windows at the north side elevation disrupts the original fenestration pattern of the house, which includes uniform rectangular windows with six-over-six double-hung wood sash continuing from the second level of the primary street-facing elevation to the north side elevation, and that is a feature that characterizes the design of the subject property and the potential historic district (which contains detached houses that feature architectural detail at secondary elevations). However, the original fenestration pattern may be restored, based on photographic and physical evidence, by installation of new replacement windows (a paired set and a single window) at the second level of the north side elevation that exactly match the historic windows in materials, configuration, and placement, such that integrity of design may be restored.

Setting

According to *Historic Evaluation of 225 San Benito Way, San Francisco* (Supplemental Information Form for Historical Resource Evaluation), by William Kostura, dated April 2011, page 7: "Regarding setting, the front yard and the narrow side yard to the south are little if any changed; while the garage on the north side, and the driveway to it, have both been altered. The front and south yards are much more important elements than the north driveway and garage, and so on balance, the property retains integrity of setting."

The Department does not concur that the subject property retains integrity of setting, or that the north yard, which contains the driveway and garage, is less important than the front and south yards in regards to setting. Based on the information provided by the Project Sponsor (including photographic documentation) and located in the Planning Department's background files, as well as field survey observations conducted by Department staff, it appears that the original sloped north yard was excavated, including removal of the sloped driveway, a new garage structure was built as an attachment to the north side of the house at the basement level in the excavated north yard (in front of the original garage structure, which appears to have been converted to living space), and a new level driveway was installed in the excavated north yard, after February 17, 2011, with work apparently occurring before, during and after April, 2011.[2]

The Department determines that the recent excavation and new construction in the north yard diminishes the integrity of setting of the subject property and the potential historic district, because it alters features and spaces that characterize the subject property and the potential historic district. The excavation and new construction in the north yard alters the original layout of the subject property, which includes a sloped north yard, paved driveway, and garage at grades consistent with the overall grades of the lot and house, and that are features and spaces that characterizes the setting of the subject property and the potential historic district (which contains large residential properties with front and side yards, typically sloped, with at-grade driveways and subordinate garage structures). However, the original north yard configuration may be restored, based on photographic and physical evidence, by: filling in the north yard to its historic slope and grade; reinstalling the sloped driveway; and relocating/rebuilding the new garage at historic grade and in a subordinate location, such that integrity of setting may be restored.

---

[1] The recent removal/filling of three original windows at the north side elevation occurred without City permits.

[2] The apparent excavation and new construction in the north yard appears to have occurred without City permits.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, as well as field survey observations conducted by Department staff, the character-defining features of the subject property at 225 San Benito Way include:

- Two-story massing with subordinate, single-story wing ("sun room");
- Symmetrical arrangement of architectural features at the primary street-facing elevation;
- Smooth stucco exterior walls;
- Prominent main entry located at the center of the front elevation;
- Classical entry portico with second-story balconette;
- Flattened-arch entry with decorative paneled door, transom, and side-lights;
- Fenestration pattern that continues from the primary street-facing elevation to the side elevations, with tall arched windows at the first story, rectangular windows at the second story, and divided-light wood sash;
- Overhanging eaves with exposed carved rafter ends at primary and side elevations;
- Wide brick entry steps, walkway and side piers;
- Open front yard that slopes upward from the sidewalk to the house, and generous side yards.
- Paved driveway and garage located in the north yard at unexcavated grades consistent with the lot and the house.

Based on the information provided by the Project Sponsor and located in the Planning Department's background files, as well as field survey observations conducted by Department staff, the character-defining features of the "Balboa Terrace" potential historic district include:

- Detached, one- and two-story houses;
- Historically-derived "revival" architectural styles that were popular in the 1920s-1930s, including: Spanish Colonial, Tudor, Classical, and Colonial;

- Ornamentation of applied cast plaster and carved wood;
- Stucco or wood exterior wall cladding (variously);
- Wood doors and wood window sash;
- Spanish clay tile roof accents (typically);
- Front yards that commonly include gently terraced up-slopes;
- Side yards that contain paved driveways and garages at unexcavated grades consistent with lots and houses;
- Neighborhood landscape features: quatrefoil planter, Art Deco pillars, greensward, and streetcar shelter;
- Neighborhood institutions: Ninth Church of Christ, Scientist; St. Francis Episcopal church; and Aptos School.

CEQA HISTORIC RESOURCE DETERMINATION

☒ Historical Resource Present
  ☐ Individually-eligible Resource
  ☒ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________________ Date: 8/31/2011

Tina Tam, *Senior Preservation Planner*

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☒ New Construction

PER DRAWINGS DATED: January 22, 2010 (by: S&A Engineering Design)

PROJECT DESCRIPTION

The proposed project involving the subject property at 225 San Benito Way includes: (1) excavation of the sloped north yard, including removal of the sloped driveway; (2) construction of a new garage structure as an attachment to the north side of the house at the basement level (in front of the original garage structure), with the front wall of the new garage structure located approximately flush with the existing front wall of the house; (3) construction of a semi-enclosed room (with two walls and a ceiling) as an attachment to the north side of the house at the first level (on top of the proposed new garage structure), with the front wall of the new room located less than 5 feet behind the existing front wall of the house, and an open rooftop deck at the second level; (4) conversion of the original garage structure to living space; (5) installation of a new driveway in the excavated north yard; (6) removal and filling in of three existing windows (a paired set and a single window) at the upper story of the north side elevation of the house; (7) installation of brick site walls and columns in the front yard across the front of the property; and (8) interior renovations.

Based on the information provided by the Project Sponsor (including photographic documentation) and located in the Planning Department's background files, as well as field survey observations conducted by Department staff, it appears that alterations and new construction consistent with the proposed project began shortly after February 17, 2011, and were substantially completed by August 17, 2011, before completion of Department review and approval of the proposed project. The alterations and new construction that have occurred include excavation and construction of a new garage in the north yard, and removal/filling of windows at the north side elevation of the house.[3]

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☐ The project will not cause a significant adverse impact to the historic resource as proposed.

☒ The project will cause a significant adverse impact to the historic resource as proposed.

---

[3] The recent alterations and new construction appear to have occurred without City permits.

California Register-Eligible Historic District or Context:

☐ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.

☒ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff finds that the proposed project would cause a substantial adverse change in a historic resource and that the significance of a historic building and a potential historic district would be impaired. The Department finds that the project is inconsistent with some aspects of the *Secretary of the Interior Standards for Rehabilitation* (*Standards*). The following is an analysis of the proposed project per the *Standards*:

> *Standard 1.*
>
> *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project will retain the subject property's historic use as a single-family dwelling with private off-street parking within a residential neighborhood. The proposed conversion of the existing garage to living space and the construction of a new garage, in and of themselves, do not change the overall character of the building and its site and environment. As proposed, the construction of a new garage, involving excavation of the sloped north yard, removal of the sloped driveway, and alteration to the north side of the house, requires the partial removal and alteration of character-defining features. This proposed change appears to exceed the minimal amount of change that would be required in order to convert the existing garage to living space and to construct a new garage.

Therefore, the proposed project does not comply with Rehabilitation Standard 1, because it appears to exceed the minimal changes to defining characteristics of the subject property that are required in order to provide for the proposed uses.

> *Standard 2.*
>
> *The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.*

The proposed project will: excavate the sloped north yard, including removal of the sloped driveway; further alter the north yard by constructing a new garage wing within the open space; alter the spatial relationship of the primary mass of the house to its subordinate wing(s); remove and fill-in three original windows (a paired set and a single window) at the upper story of the north side elevation of the house; and alter the existing landscape by installing brick site walls and columns in the front yard across the front of the property (which are not typically found within the "Balboa Terrace" potential historic district).

Therefore, the proposed project does not comply with Rehabilitation Standard 2, because it will remove materials and features, and it will alter spatial arrangements, that characterize the subject property and the potential historic district.

> *Standard 3.*
>
> *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed project will construct a new (semi-enclosed) room with rooftop deck as an attachment to the north side of the house that will closely resemble the existing "sun room" at the south side of the house in terms of its size, massing, location, fenestration pattern, materials, detailing, and profile (including deck railing).

Therefore, the proposed project does not comply with Rehabilitation Standard 3, because it will add a conjectural feature that creates a false sense of historical development.

> *Standard 4.*
>
> *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The proposed project includes alterations to the existing rear addition of the subject building, which was constructed in 1931, but that has not acquired historic significance in its own right, and that is minimally visible from the public right-of-way. The proposed project will not remove or alter any other exterior features of the subject property that resulted from changes that occurred after the original construction of the subject property.

Therefore, the proposed project does comply with Rehabilitation Standard 4.

> *Standard 5.*
>
> *Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.*

The proposed project will: excavate the sloped north yard, including removal of the sloped driveway; further alter the north yard by constructing a new garage wing within the open space; alter the spatial relationship of the primary mass of the house to its subordinate wing(s); remove and fill in three original windows at the upper story of the north side elevation of the house; and alter the existing landscape by installing brick site walls and columns in the front yard across the front of the property (which are not typically found within the "Balboa Terrace" potential historic district).

Therefore, the proposed project does not comply with Rehabilitation Standard 5, because it will remove distinctive features, finishes, and examples of fine craftsmanship that characterize the subject property and the potential historic district.

> *Standard 6.*
>
> *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The scope of the proposed project does not include repairing or replacing deteriorated and/or missing features.

Therefore, the proposed project does comply with Rehabilitation Standard 6.

> *Standard 7.*
>
> *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The scope of the proposed project does not include chemical or physical treatments, such as sandblasting, that cause damage to historic materials, or surface cleaning.

Therefore, the proposed project does comply with Rehabilitation Standard 7.

> *Standard 8.*
>
> *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.*

There are no known or potential significant archaeological resources believed to be located on the subject property, because the general area that contains the subject property is not known to have been inhabited by either prehistoric or historic cultures until approximately the late 19th century, and the subject property is not known to have been the site of development until the subject property was developed in 1921.

Therefore, the proposed project does comply with Rehabilitation Standard 8.

> *Standard 9.*
>
> *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed project will: excavate the sloped north yard, including removal of the sloped driveway; further alter the north yard by constructing a new garage wing within the open space; alter the spatial relationship of the primary mass of the house to its subordinate wing(s); remove and fill in three original windows at the upper story of the north side elevation of the house; and alter the existing landscape by installing brick site walls and columns in the front yard across the front of the property (which are not typically found within the "Balboa Terrace" potential historic district).

Therefore, the proposed project does not comply with Rehabilitation Standard 9, because it will destroy historic materials, and it will not be compatible with the massing, size, scale and architectural features that characterize the subject property and the potential historic district.

> *Standard 10.*
>
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project includes excavation, new construction, and alterations that do not permanently remove or change any historic materials, features, or elements of the subject property. If the proposed new work (including the new garage structure, and new brick site walls and columns) were removed in the future, minor restoration activities would be required to be undertaken in order to restore the property to its historic condition (based on photographic and physical evidence), including: filling in the north yard to its historic slope and grade; reinstalling the sloped driveway; reconversion of the original garage structure (including replacement of the garage door); installation of new replacement windows (a paired set and a single window) at the second level of the north side elevation of the house that exactly match the historic windows in materials, configuration, and placement; and stucco repair/ maintenance as needed at the north side elevation of the house.

Therefore, the proposed project does comply with Rehabilitation Standard 10.

Summary

The proposed project does not comply with the *Standards*. Specifically, the proposed project does not comply with Rehabilitation Standards 1, 2, 3, 5, and 9, because it would result in removal, alteration, and destruction of distinctive materials, features, finishes, elements, and spaces that characterize the subject property, and it would create conjectural features, such that the historic character of the subject property and the potential historic district would be adversely affected, and integrity and significance would be impaired.

As currently proposed, the proposed project at 225 San Benito Way will have a significant adverse impact upon a historic resource, as defined by CEQA. In order to not have a significant adverse impact on a historic resource, the proposed project may be revised as follows:

1. Retain (do not excavate) historic grades on the lot, including the north yard, in order to preserve and promote a consistent landscape appearance within the "Balboa Terrace" potential historic district. (If historic grade has been altered, restore to comply.)

2. Construct the proposed new garage structure on top of historic grade, not at excavated grade. (If new construction has occurred below historic grade, modify to comply.)

3. Set back the front wall of the proposed new garage structure at least 15 feet behind the existing front wall of the house, so that the new garage "wing" is subordinate to the primary mass and scale of the house. (If new construction has occurred and is set back less than 15 feet, modify to comply.)

4. Retain (do not remove/fill in) original windows, including the three original windows (a paired set and a single window) located at the upper story of the of the north side elevation of the house. (If removal/filling in of original windows has occurred, restore to comply.)

5. Do not construct enclosed or semi-enclosed structures on top of the new garage structure, so that the new garage "wing" is subordinate to the primary mass and height of the house. An unenclosed rooftop deck with railing may be constructed on top of the new garage structure, and access between the new rooftop deck and the interior of the house may be achieved by installing a new opening at the second level in the back half of the north side elevation of the house (located at least 15 feet behind the existing front wall of the house).

6. Do not include new work that replicates the existing window patterns, materials, details, and other visual elements of the existing "sun room" at the south elevation of the house, in order to avoid conjectural features that create a false sense of historical development.

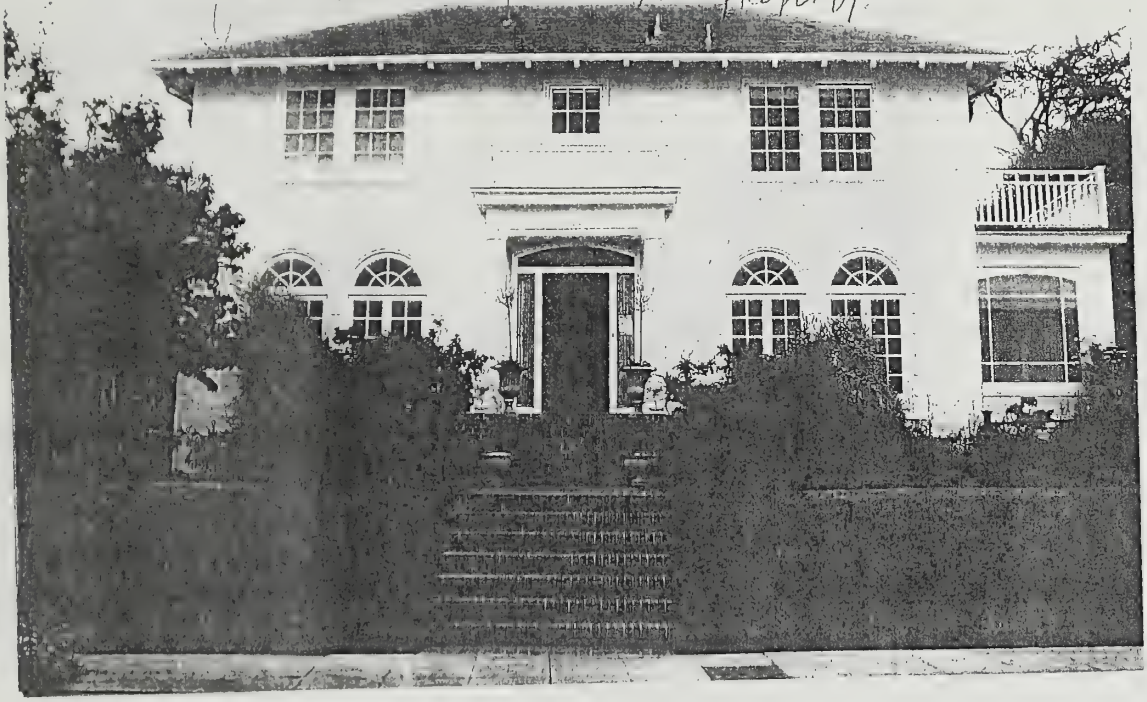
7. Do not construct brick site walls and columns in the front yard across the front of the property, in order to avoid disrupting the consistent pattern of open front yards (without fences or walls at front property lines) that exists within the "Balboa Terrace" potential historic district.

PART II: SENIOR PRESERVATION PLANNER REVIEW

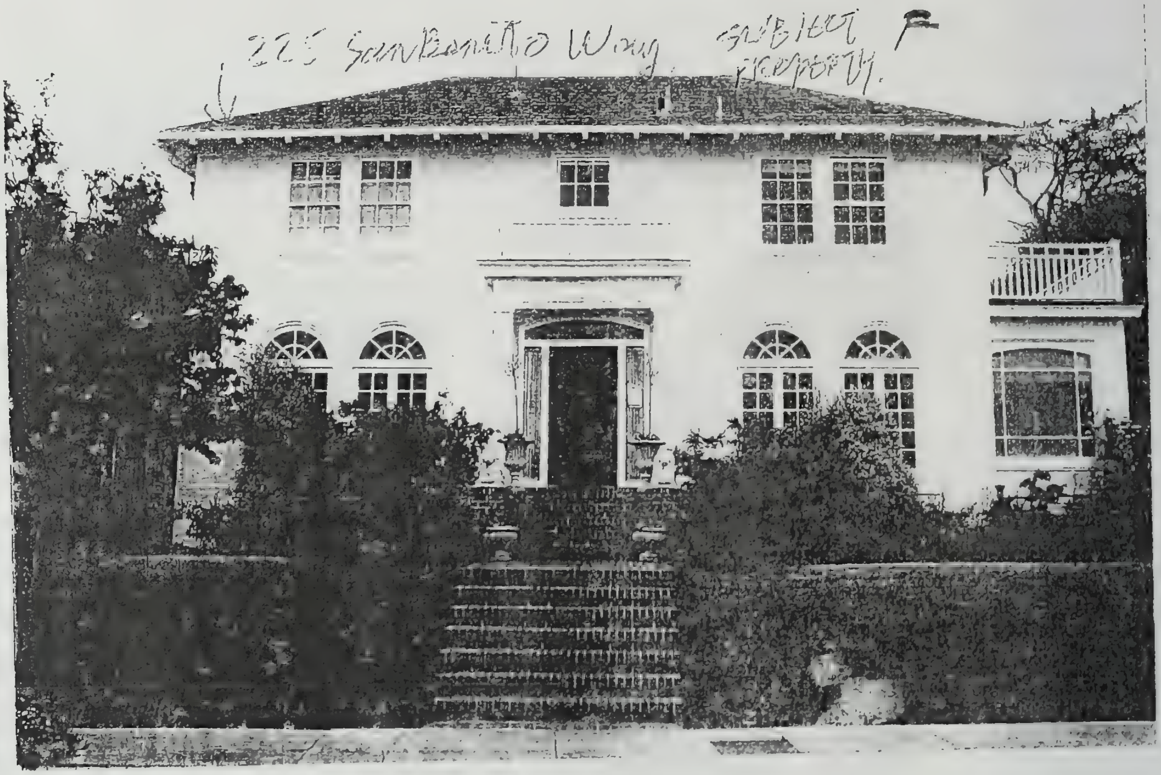
Signature: ______________________ Date: 8/31/2011

Tina Tam, *Senior Preservation Planner*

cc:
Thomas Wang, Current Planning
Adrian Putra, Current Planning
Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\DECISION DOCUMENTS\HRER



22 San Benito Way. SUBJECT PROPERTY.



225 San Benito Way

SUBJECT PROPERTY.

F

11-13-13P04:06 RCVD

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	2012.0990E
Project Title:	3032-3038 Clement Street
Zoning:	NC-1 (Neighborhood Commercial Cluster) District 40-X Height and Bulk District
Block/Lot:	1402/022 and 023
Lot Size:	5,000 square feet
Project Sponsor:	Reza Khoshnevisan, SIA Consulting, (415) 922-0203
Staff Contact:	Kei Zushi, (415) 575-9036 kei.zushi@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the north side of Clement Street between 31st Avenue to the east and 32nd Avenue to the west in the Outer Richmond Neighborhood. The project site consists of two lots, Assessor's Block 1402, Lots 022 and 023, totaling 5,000 square feet (sf) in area. The proposed project would involve: 1) merger of the two lots on the project site; 2) demolition of an existing 17.5-foot-tall, one-story, 4,100-sf building currently used as a specialized grocery store and 9-foot-tall, one-story, 190-sf carport; and 3) construction of a 40-foot-tall, four-story, 15,300-sf residential building with ground-floor retail space.

(Continued on Second Page.)

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(l)(3)] and Class 3 [State CEQA Guidelines Section 15303(b)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Sarah Jones
SARAH B. JONES
Environmental Review Officer

November 6, 2013
Date

cc: Reza Khoshnevisan, Project Contact
David Lindsay, NW Quadrant
Supervisor Eric Mar, District 1
Historical Preservation List
Bulletin Board
M.D.F

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PROJECT DESCRIPTION (continued):

The proposed building would provide: 1) 6 three-bedroom dwelling units, totaling 11,400 sf in area; 2) 1,200 sf of retail space on the ground floor level; 3) a 2,700-sf garage on the ground floor level including 6 parking spaces and 8 bicycle parking spaces. The project would include 2,000 sf of common open space at the roof top level and private open spaces for four dwelling units, totaling 1,350 sf in area. Access to the parking garage on the ground floor level would be from Clement Street.

A raft footing foundation system would be used for the proposed building.[1] Approximately 250 cubic yards of soil would be excavated as part of this project.[2] The proposed building would be contemporary in design.

PROJECT APPROVALS NEEDED:

The approval action for this project is the Conditional Use Authorization from the Planning Commission. The proposed project also requires a rear yard variance from the Zoning Administrator and a building permit from the Department of Building Inspection (DBI).

REMARKS (continued):

Historic Architectural Resources

According to the Planning Department's records, the existing building on the project site was built in 1916 and the project site is considered to be a potential historic resource, or a Category "B" property.[3] An Historical Resource Evaluation (HRE) was prepared for the proposed project.[4] The HRE found that the project site is not listed on any state or federal historical resources registries and that the property does not qualify for listing in the California Register because the property does not meet any of the applicable eligibility criteria, including Criterion 1 (association with events), Criterion 2 (association with persons), Criterion 3 (design/construction), and Criterion 4 (source of new information). The HRE notes that a windshield survey conducted as part of the HRE of the three-block commercial-residential mixed section of Clement Street suggests that a historic district that would include the project site lacks historic integrity and cohesion as a group of built resources with a significant and shared historical association(s). Based on the HRE, a Preservation Team Review Form has been prepared by the Planning Department's historic preservation technical specialist.[5] The historic preservation technical specialist found that the property does not appear eligible for listing on the California Register, either individually or as a contributor to a historic district and determined that the proposed project would not have a significant adverse impact to historic resources.

---

[1] Aidin Massoudi, SIA Consulting. *Email to Kei Zushi, San Francisco Planning Department, Foundation & Excavation: 3032-3038 Clement St.*, October 10, 2013. This email is available for review as part of Case File No. 2012.0990E at 1650 Mission Street, Suite 400, San Francisco, CA.

[2] Aidin Massoudi, SIA Consulting. *Email to Kei Zushi, San Francisco Planning Department, Foundation & Excavation: 3032-3038 Clement St.*, October 22, 2013. This email is available for review as part of Case File No. 2012.0990E at 1650 Mission Street, Suite 400, San Francisco, CA.

[3] Category B properties are properties that do not meet the criteria for listing in Categories A.1 (resources listed on or formally determined to be eligible for the California Register) or A.2 (resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register), but for which the City has information indicating that further consultation and review will be required for evaluation whether a property is an historical resource for the purposes of CEQA.

[4] ICF International. *Historic Resource Evaluation for 3032-3038 Clement Street, San Francisco, CA*, June 2013. This document is available for review as part of Case File No. 2012.0990E at 1650 Mission Street, Suite 400, San Francisco, CA.

Archeological Resources

The Planning Department reviewed the proposed project to determine if any archeological resources would be impacted. The Planning Department staff determined that the proposed project would not adversely affect CEQA-significant archeological resources.[6]

Geology

According to the Planning Department's records, the project site is not located within a liquefaction hazard zone or landslide hazard zone. A geotechnical investigation report was prepared for the proposed project, and the conclusions of that report are summarized below.[7] The geotechnical investigation report recommends that the building foundation consist of a raft footing founded on the medium dense sand material. The project sponsor has agreed to implement all applicable recommendations outlined in the geotechnical investigation report.[8]

One boring was drilled to a depth of 16.5 feet in the northeastern corner of the lot located at 3038 Clement Street (Assessor's Block 1402, Lot 023) on July 10, 2012. The boring encountered medium dense and dense fine dune sand. The geotechnical report notes that maps prepared by the United States Government Geological Survey Department indicate the site is underlain by undivided surficial deposits (dune sand) and at depth by the Franciscan sandstone formation.

The final building plans will be reviewed by DBI. In reviewing building plans, DBI refers to a variety of information sources to determine existing hazards. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. DBI will review the geotechnical report and building plans for the proposed project to determine the adequacy of the proposed engineering and design features and to ensure compliance with all applicable San Francisco Building Code provisions regarding structure safety. The above-referenced geotechnical investigation report would be available for use by DBI during its review of building permits for the site. In addition, DBI could require that additional site specific soils report(s) be prepared in conjunction with permit applications, as needed. The DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI's implementation of the Building Code would ensure that there is no damage to structures from potential geologic hazards.

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[5] Shelley Caltagirone, San Francisco Planning Department. *Preservation Team Review Form, 3032-3038 Clement Street*, August 2, 2013. This document is available for review as part of Case File No. 2012.0990E at 1650 Mission Street, Suite 400, San Francisco, CA.

[6] Randall Dean, San Francisco Planning Department. *Archeological Review Log*.

[7] Philip Whitehead, P. Whitehead and Associates Consulting Engineers. *Geotechnical Report, 3038 Clement Street, San Francisco, CA, Block 1402 Lot 023*, July 24, 2012. This report is available for review as part of Case File No. 2012.0990E at 1650 Mission Street, Suite 400, San Francisco, CA.

[8] Aidin Massoudi, SIA Consulting. *Email to Kei Zushi, San Francisco Planning Department, Foundation & Excavation: 3032-3038 Clement St.*, October 10, 2013. This email is available for review as part of Case File No. 2012.0990E at 1650 Mission Street, Suite 400, San Francisco, CA.

Hazards and Hazardous Materials

A Phase I Environmental Site Assessment (ESA) report and soil vapor investigation report were prepared for the project site.[9,10] These reports have been reviewed by the San Francisco Department of Public Health (SFDPH). The Phase I ESA notes that the property was developed with two commercial buildings in 1916 and 1925. The site was occupied by dry cleaning businesses from 1931 to 1938 and 1948 to 1968. A gas station was located adjacent to the west. A dry cleaning business was located adjacent to the south. Current area land uses include commercial and residential uses including an auto repair business.

The results of the soil vapor investigation report indicated concentrations of chemicals associated with dry cleaning (chlorinated ethenes) at below reporting limits for indoor and outdoor air samples. However, the laboratory reporting limits for the indoor sub-floor air space samples were over ten times the regulatory guidelines. SFDPH determined that these data cannot be used to determine if concentrations meet regulatory criteria.[11] SFDPH requested a subsurface investigation work plan to assess potential contaminants in soil and soil vapor beneath the proposed residential building. Based on the results of the subsurface investigation, SFDPH may request preparation of a Site Mitigation Plan (SMP). The SMP would describe environmental soils and site management procedures, identifies the proposed soil transporter and disposal locations, and describes collection of post excavation confirmation samples.

The project sponsor has enrolled into the Maher program,[12] in which contaminated soil and/or groundwater is remediated under the authority provided in Health Code Article 22A (the Maher Ordinance) administered by SFDPH. Based on the above, the proposed project would not result in any significant impacts with respect to hazards and hazardous materials.

Exempt Status

The CEQA Guidelines Section 15301, or Class 1, provides for the exemption from the environmental review for the demolition and removal of individual small structures including stores and restaurants designated for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of up to three such commercial buildings on sites zoned for such use. The proposed project would involve demolition of an existing 4,100-sf building currently used as a specialized grocery store. The project site is located in an urbanized area and zoned for commercial uses. The maximum

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[9] AEI Consultants. *Phase I Environmental Site Assessment, 3032-3040 Clement Street, San Francisco, California 94121,* December 6, 2012. This document is available for review as part of Case File No. 2012.0990E at 1650 Mission Street, Suite 400, San Francisco, CA.

[10] AEI Consultants. *Soil Vapor Investigation Report, 3032-3040 Clement Street, San Francisco, California 94121,* January 31, 2013. This document is available for review as part of Case File No. 2012.0990E at 1650 Mission Street, Suite 400, San Francisco, CA.

[11] Scott J. Nakamura, San Francisco Department of Public Health. *Letter to Edward Shoiket, Request for Work Plan, 3032-3038 Clement, San Francisco, SMED 948,* August 9, 2013. This document is available for review as part of Case File No. 2012.0990E at 1650 Mission Street, Suite 400, San Francisco, CA.

[12] Elyse Heilshorn, SFDPH. *Email to Kei Zushi, San Francisco Planning Department, 3032-3038 Clement Street (Case No. 2012.0990E),* October 10, 2013.

occupant load of the existing building proposed for demolition is 40 persons,[13] which does not exceed the total occupancy load of three buildings designated for an occupant load of 30 persons, which is 90 persons.

The CEQA Guidelines Section 15303, or Class 3, provides for the exemption from the environmental review for the "construction and location of limited numbers of new, small facilities or structures." Specifically, Section 15303(b) states in "urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units." The proposed project would include a total of six dwelling units in an urbanized area.

Therefore, the proposed project would be exempt under Classes 1 and 3.

Conclusion

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource, surrounding historic district, or other historic buildings in the vicinity. The project sponsor has entered into the Maher program administered by SFDPH. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[13] Aidin Massoudi, SIA Consulting. *Email to Kei Zushi, San Francisco Planning Department, 3032-3038 Clement Street*, November 1, 2013. This email is available for review as part of Case File No. 2012.0990E at 1650 Mission Street, Suite 400, San Francisco, CA.

SAN FRANCISCO
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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	7/22/2013	**Date of Form Completion**	8/2/2013

PROJECT INFORMATION:		
Planner:	Address:	
Shelley Caltagirone	3032-3038 Clement Street	
Block/Lot:	Cross Streets:	
1402/022 and 023	31st and 32nd Avenues	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2012.0990E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/15/2013

PROJECT ISSUES:	
☒	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	○ Yes	● No	

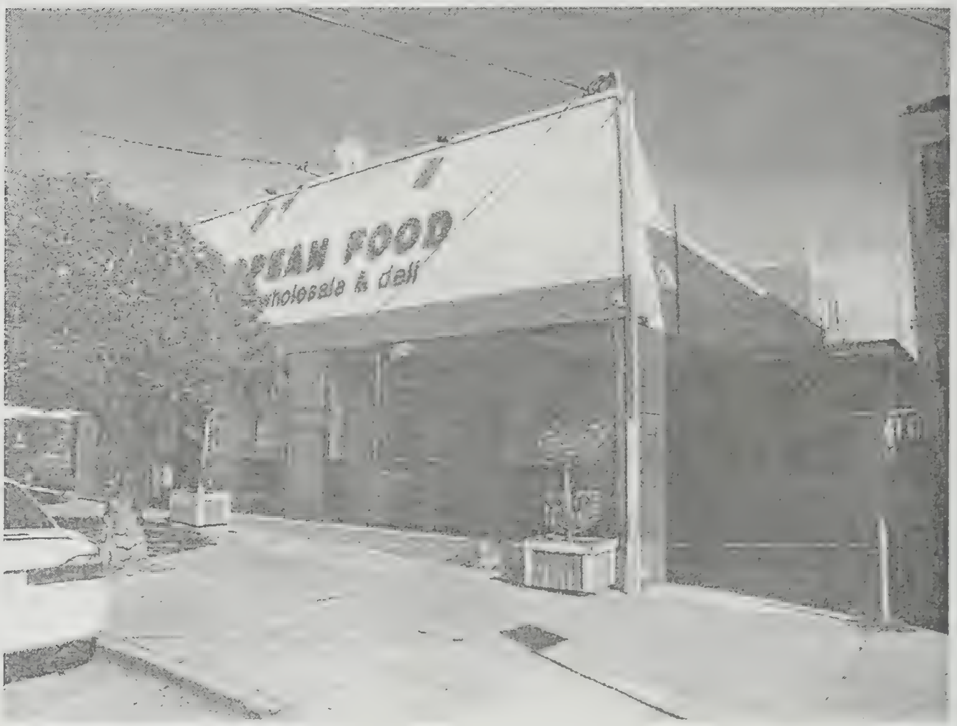
* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

The Department concurs with the findings of the Historic Resource Evaluation report prepared by Edward Yarbrough, June 2013. The property does not appear eligible for listing on the CA Register either individually or as a contributor to a historic district. Please refer to the attached report for details. Therefore, the project would not have a significant adverse impact to historic resources.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	8-2-2013

HISTORICAL RESOURCE EVALUATION FOR 3032-3038 CLEMENT STREET, SAN FRANCISCO, CA



PREPARED BY:

ICF International
620 Folsom St., Ste. 200
San Francisco, CA
Contact: Edward Yarbrough, Sr. Architectural Historian
415.677.7170

June 2013

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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
378 Sussex St		7555/011	
Case No.	Permit No.	Plans Dated	
2013.1449E		07/18/13 (EEA date 09/17/13)	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Interior remodel; covert exterior entry stairwell to conditioned space; new entry front door; remove existing curbcut & west garage by converting garage into family room; & intall new sidewalk.			

STEP 1: EXEMPTION CLASS
TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Monica Pereira Per GIS, the property is located in an area of slope average >20%; however, all work will be performed within previously developed area.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: November 5, 2013 *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Not a historic resource

Preservation Planner Signature: Jonathan Lammers

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Jonathan Lammers	**Signature or Stamp:** Jonathan Lammers Digitally signed by Jonathan Lammers DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Jonathan Lammers, email=Jonathan.Lammers@sfgov.org Date: 2013.11.12 12:00:27 -08'00'
Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Permit No.	Plans Dated
Exempt Project Approval Action	Exempt Project Approval Date	New Approval Required
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date	November 5, 2013
Case No.:	**2013.1449E**
Project Address:	378 Sussex Street
Zoning:	RH-1 (Residential House, One Family) 40-X Height and Bulk District
Block/Lot:	7555/011
Date of Review:	November 5, 2013 (Part I)
Staff Contact:	Jonathan Lammers (Preservation Planner) (415) 575-9093 jonathan.lammers@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject property, 378 Sussex Street, is located on the north side of Sussex Street between Swiss Avenue and Elk Street in the Glen Park neighborhood. The lot is rectangular in shape and measures 28.05 feet on the south, 28 feet on the north, 83.84 feet on the east, and 82 feet on the west. The property is located within an RH-1(Residential-House, One Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a detached, one-story-over-raised-basement, single family wood frame residence designed in a vernacular midcentury style and constructed in 1955 per the San Francisco Assessor Recorder. The building is rectangular plan in plan, clad with smooth stucco and rustic wood channel siding, and capped by a flat roof. The primary façade faces south onto Sussex Street and features a pair of integral garages on the ground floor flanking a center entry vestibule with terrazzo stairs and an ornamental metal security gate. The second story is divided into two bays and includes a wood casement window above a shallow overhang on the west side. Three vertical stucco speed lines are located east of this window. The east side of the second story includes a fixed wood window flanked by narrow casements, with a projecting stucco sill below. The area around the east window is clad with unpainted rustic wood channel siding and includes a shallow cornice that is depressed beneath the line of the parapet roofline to the west. Cladding on the visible east and west facades consists of rustic wood channel siding.

Known alterations to the property include sidewalk repair and the removal of unpermitted corrugated plastic roofing enclosing rear bedroom windows (1968); termite repair to open stucco sheathing, replacement of window sashes in the kitchen, lower bedroom and laundry room, and replacement of the door threshold (1987); remodel and enlarge bathroom (1992); construction a two-story, 555 square foot addition in the rear yard (2005); and replacement of existing bedroom and living room windows with "like kind" windows of the same size (2009).

Pre-Existing Historic Rating / Survey

The subject property has not been addressed by any prior historic resource surveys and is not listed on any local, state or national registries. The subject property is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age.

Neighborhood Context and Description

378 Sussex Street is located in the San Francisco's Glen Park neighborhood, an area roughly bounded by San Jose Avenue on the east, Bosworth Street on the south, Elk Street and Diamond Heights Boulevard on the west, and 30th Street on the north. The area immediately surrounding the subject property is exclusively residential in character and composed primarily of one- to two-story, single-family dwellings constructed between circa 1900 and 1970, although most buildings were constructed between 1906 and 1940. The north end of the subject block along Arbor Street is steeply sloped and lined with mirrored townhouses constructed in 1968. Architecturally, the subject block face is mixed and primarily includes examples of Craftsman, Mediterranean Revival and vernacular cottage designs. The overall level of architectural integrity is generally fair, with windows replacement being the most common alteration. Several homes in the neighborhood also show evidence of having been re-clad. It should be noted that the blocks immediately surrounding the subject building have not been formally surveyed.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No
Criterion 2 - Persons: ☐ Yes ☒ No	Criterion 2 - Persons: ☐ Yes ☒ No
Criterion 3 - Architecture: ☐ Yes ☒ No	Criterion 3 - Architecture: ☐ Yes ☒ No
Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: N/A	Period of Significance: N/A ☐ Contributor ☐ Non-Contributor

Based on the information provided in the Supplemental Information Form for Historical Resource Determination prepared by James A Walbridge (dated 17 September 2013), information found in the Planning Department files, and research conducted on the Glen Park neighborhood, Preservation staff finds that the subject building is not eligible for listing on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
The Glen Park neighborhood lies at the eastern edge of Glen Canyon, a steep ravine carved out by the headwaters of Islais Creek. At the time of the Gold Rush, the area was part of Rancho San Miguel, a Mexican land grant given to Jose de Jesus Noe in 1845. The ranch encompassed nearly seven square miles in what is today central and southwest San Francisco and was used primarily for grazing horses and cattle.

Following the Gold Rush, the area that would become the Glen Park neighborhood was sparsely settled and primarily home to dairy, pig and vegetable farmers. One of the earliest surviving residences in the area was the home of dairyman, William Tietz, constructed in 1872 at 657 Chenery Street. More concentrated development began in the 1890s following the construction of an interurban electric streetcar line by the San Francisco & San Mateo Railway Company. Inaugurated in 1892, the line followed a route out Chenery Street through the Glen Park neighborhood and then continued southwest along San Jose Avenue to San Mateo County. The streetcar line was developed by the Joost brothers, who hoped to attract buyers to their large subdivision known as Sunnyside, located west of Glen Park.

In 1889, mining magnate Adolph Sutro, who had previously purchased a substantial portion of Rancho San Miguel, sold much of what would become the Glen Park neighborhood to the Crocker Estate. In turn, the Crocker Estate engaged Baldwin & Howell, one of San Francisco's largest real estate developers, to subdivide Glen Park Terrace adjacent to the streetcar line. To attract purchasers, the company constructed a small amusement park known as the Mission Park and Zoo, which opened in 1898. Nevertheless, the area remained largely unimproved, with no sewer or water service and ungraded streets. As a consequence, only scattered residential development occurred through the turn of the century.

In 1905, G.H. Umbsden Realty Company was hired by the Crocker Estate to replace Baldwin & Howell. Sanborn maps from that year show that most development in Glen Park was clustered near San Jose Avenue, and that even within these areas few blocks were more than twenty percent built out. Glen Park experienced its most sustained period of development following the 1906 Earthquake and Fire, when many displaced residents relocated to areas outside the burned districts. This included persons who had been temporarily housed in a refugee camp established by the U.S. Army in Glen Park. At that time, lots in Glen Park were affordable to many working class residents, and the Umbsden Realty Company also sold speculative wood-frame cottages available for purchase at ten dollars per month.

San Francisco Assessor's data show that a substantial number of properties were developed in the Glen Park area between 1906 and 1913, including a cluster of four Craftsman style residences at 348 to 366 Sussex Street. Popular architectural styles at that time included modest Craftsman and vernacular cottages, as well as small dwellings influenced by Queen Anne style precedents. Commercial development occurred in tandem with residential construction and included the emergence of a commercial strip centered on the intersection of Chenery and Diamond streets. Demographically, the area included a substantial number of Irish, German and Scandinavian residents.

Additional infill of the neighborhood occurred during the 1920s, as San Francisco and the rest of the country experienced a dramatic building boom. Evidencing shifting architectural tastes, many buildings constructed during this period feature Mediterranean Revival style influences. The building boom of the

1920s also included filling in portions of Islais Creek for development, as well as paving many area streets. Transportation access was also enhanced by the widening of San Jose Avenue to six lanes in 1930.

The advent of the Great Depression severely curtailed new development, as did restrictions on building materials during the Second World War. During the 1930s, one of the most prominent developments in the neighborhood was the construction of Glen Park Elementary School, built in 1934 using funds provided by the Public Works Administration. Federal support provided through the Works Progress Administration also funded construction of the Glen Park Recreation Center, completed in 1938.

Following the Second World War, loans guaranteed by the Federal Housing Administration (FHA) led to the development of clusters of FHA-approved homes along Sussex Street east of Swiss Avenue, as well as larger clusters along Moffitt and Farnum streets in the northern, steeply-sloping portion of the neighborhood. Infill development also occurred on remaining vacant lots, including the construction of the subject property. By 1960, most of the neighborhood was completely built out.

Based on the information provided in the Supplemental Information Form for Historical Resource Determination and research performed by Planning Department staff, 378 Sussex Street does not appear to be associated with any significant historic events such that it would be individually eligible for the California Register under Criterion 1. Likewise, the subject block face does not appear to be associated with any historically significant pattern of development. The area was built out over a period spanning several decades and does not convey association with any singular or particularly significant event in the development of Glen Park or the history of San Francisco. However, this finding does not preclude the identification of a historic district elsewhere in Glen Park or determining individual properties to be historic resources.

It is therefore determined that 378 Sussex Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past. The original owner of the subject property is not identified in the Supplemental Information Form. Records show that the property was transferred to Louis Mori (a butcher with Rite Spot Meat Market) in 1967 following the satisfaction of a Veteran's Administration loan. However, it does not appear that Louis Mori ever lived at the property and is instead listed in city directories as residing in Daly City.

Staff research indicates that the earliest known occupant of the building was Stanley Potocki (no occupation given) in 1957. By 1960 the property was occupied by Bernardo Mori, employed as a butcher with B&M Meats and presumably a relative of Louis Mori. Bernardo Mori assumed ownership of the property in 1968 and continued to reside there until 1978 when it was sold to Lance Wood (no occupation listed) & Sharon Wood (violinist with the San Francisco Symphony). Subsequent owners included Jan and Lawrence Mann (lawyer) from 1980 to 1987; Norman A. Constantine (research psychologist) and Wendy Kreitman (recruiting specialist) from 1987 to 1990; and Paul Findell (scientist) from 1990 to 2001.

None of the persons named above appear to be important to local, state or national history such that the property would be eligible for historic listing under this criterion. It is therefore determined that 378 Sussex Street is not eligible for listing in the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
378 Sussex Street was constructed in 1955 by building contractor, Harold Nils Nelson (1909-1996). Nelson was a native of Sweden and was living in San Francisco no later than 1935. On the 1940 U.S. Census he is identified as a baker, but Nelson was operating as a contractor no later than 1947. From at least the late 1940s through the 1990s Nelson lived at 1696 8th Avenue with his wife Yerdes. Research did not reveal any additional information about Nelson's building career or other extant works.

378 Sussex Street features characteristics common to "Contractor Modern" buildings. As described in the *San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement,* Contractor Modern in a term used to identify buildings that "selectively borrow from the basic design tenets of Modern design, particularly the lack of exterior ornament, in the pursuit of cheaply constructed buildings." The primary façade of 378 Sussex Street is largely devoid of ornamentation, save for the rustic cladding and projecting sill surrounding the window to the east. The building does not appear to be a good example of a type, period or method of construction, nor does it possess high artistic values. It also does not appear to be the work of a master architect or builder. Thus, the building is not individually significant under this Criterion. The property also does not appear to contribute to a potential historic district. As described previously, the vicinity of the subject building is characterized by a mix of forms and styles dating from circa 1900 to 1940, and there is little overall architectural cohesion.

It is therefore determined that 378 Sussex Street is not eligible for listing in the California Register under Criterion 3, either individually or as a contributor to a potential historic district. However, this finding does not preclude identifying other buildings on the subject block as individual resources.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.
Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 378 Sussex Street is not eligible for listing in the California Register under Criterion 4.

Step B: Integrity
To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☐ Retains	☐ Lacks	**Setting:**	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	**Feeling:**	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	**Materials:**	☐ Retains	☐ Lacks

Workmanship: ☐ Retains ☐ Lacks

378 Sussex Street is not significant under any of the California Register criteria discussed above. Therefore, an analysis of integrity is not warranted.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

378 Sussex Street is not significant under any of the California Register criteria discussed above. Therefore, a discussion of character defining features is not warranted.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
  - ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District

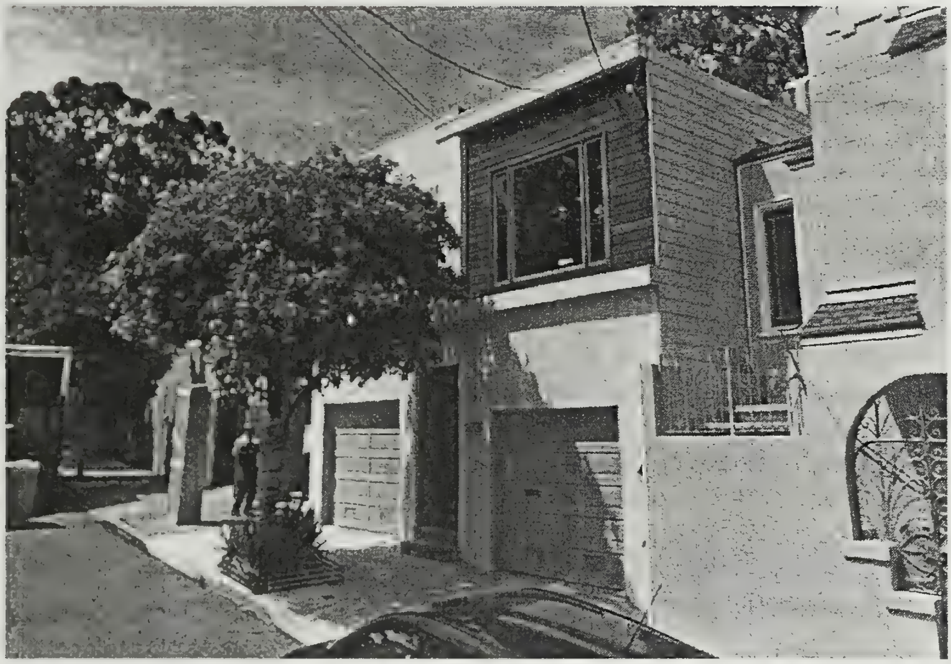
☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

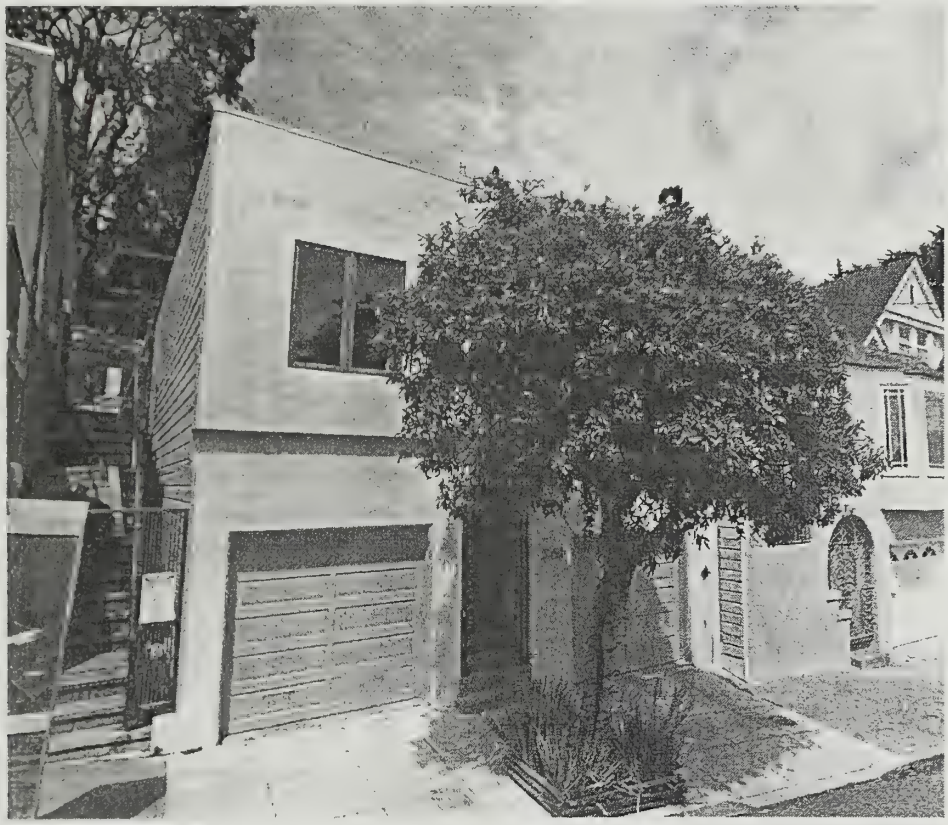
Signature: ______________________ Date: 11-11-13

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



View northwest of the primary façade of 378 Sussex Street (Google Maps)



View northeast of the primary façade of 378 Sussex Street (Google Maps)

GOVERNMENT
DOCUMENTS DEPT

NOV 18 2013

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SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3200 Harrison Street		5525/001	
Case No.	Permit No.	Plans Dated	
2011.1081E			
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Construction of a one-story vertical addition; Exterior alterations, including removal of two windows for a garage door, retention of storefront system and plaster details around residential entryway.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☑	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☑	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☑	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☑	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☑ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:

See Historic Resource Evaluation Response (dated November 7, 2013).

☐ 9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: ________________ *(attach HRER)*

b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☑ **Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Richard Sucre

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Rich Sucre

Project Approval Action:
Building Permit

*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

Signature or Stamp:

Richard Sucre

Digitally signed by Richard Sucre
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Richard Sucre, email=Richard.Sucre@sfgov.org
Date: 2013.11.13 13:22:36 -08'00'

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Case No.:	**2011.1081E**
Project Address:	**3200 Harrison Street**
Zoning:	RH-2 (Residential, House, Two-Family) Zoning District Bernal Heights Special Use District 40-X Height and Bulk District
Block/Lot:	5525/001
Date of Review:	November 7, 2013 (Part 2-Revised)
Staff Contact:	Richard Sucre (Preservation Planner) (415) 575-9108 richard.sucre@sfgov.org

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: Revised July 26, 2013 by: Lundberg Design

PROJECT DESCRIPTION

The proposed project includes exterior and interior alterations, construction of a one-story addition and roof deck, as well as two off-street parking spaces. The exterior alterations include: removal of two windows along Harrison Street for two garage doors; reconfiguration of the existing entry doors along Harrison Street; and, removal of the existing storefront system on Precita Avenue and Harrison Street and installation of a new dark bronze aluminum frame storefront system. The new one-story addition measures 34 ft by 16 ft 6 in, and is setback approximately 17 ft from the north wall along Precita Avenue and approximately 10 ft from the east wall along Harrison Street. The new addition would be clad in painted shiplap wood siding, and would feature double-hung wood-sash windows and a deep projecting roof eave.

As noted in the revised architectural drawings dated July 26, 2013, the proposed project has been revised to retain the storefront along Precita Avenue and the transom and plaster details of the residential entryway along Harrison Street.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

Based on the revisions to the proposed project as outlined in the architectural drawings dated July 26, 2013, the proposed work would comply with the Secretary of the Interior's Standards for Rehabilitation, and would not cause a significant adverse impact to a historic resource.

Specifically, the project would maintain the subject property's character-defining features, including the horizontal wood siding; wood-sash windows; bay windows; storefront openings (including transom and storefront proportion); belt courses; residential entryway; and cornice with projecting eave, dentil and egg-and-dart molding.

The revised project addresses the earlier comments upon the Harrison Street residential entryway/doors and storefront configuration/proportion. The revised project preserves the storefront configuration as defined by the transom, bulkhead, and plate glass windows, as well as the transom and plaster details associated with the residential entryway along Harrison Street.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 11-11-13
Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
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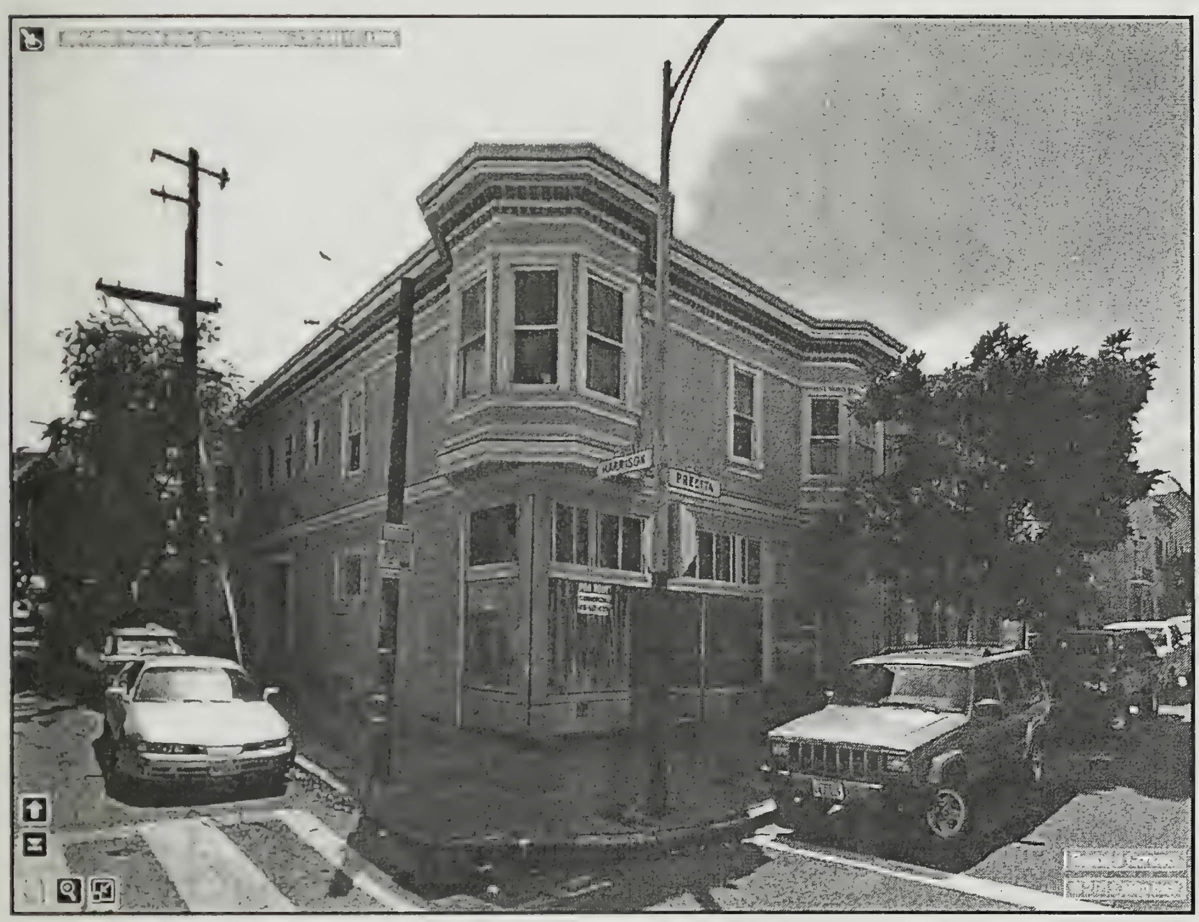

3200 Harrison Street, View of North and East Facades

SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner:	Monica Pereira (415) 575-9107 monica.pereira@sfgov.org
Preservation Planner:	Rich Sucré (415) 575-9108 richard.sucre@sfgov.org
Project Address:	**3200 Harrison Street**
Block/Lot:	5525/001
Case No.:	**2011.1081E**
Date of Review:	June 28, 2012 (Part II)

PART I: HISTORIC RESOURCE EVALUATION

On January 17, 2012, the San Francisco Planning Department determined 3200 Harrison Street as a contributor to an eligible historic district. For additional information, refer to the Part I-Historic Resource Evaluation Response (Case No. 2011.1081E; Date of Review January 17, 2012).

PART II: PROJECT EVALUATION

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: September 15, 2011, by: Lundberg Design

PROJECT DESCRIPTION

The proposed project includes exterior and interior alterations, construction of a one-story addition and roof deck, as well as two off-street parking spaces. The exterior alterations include: removal of two windows along Harrison Street for two garage doors; reconfiguration of the existing entry doors along Harrison Street; and, removal of the existing storefront system on Precita Avenue and Harrison Street and installation of a new dark bronze aluminum frame storefront system. The new one-story addition measures 34 ft by 16 ft 6 in, and is setback approximately 17 ft from the north wall along Precita Avenue and approximately 10 ft from the east wall along Harrison Street. The new addition would be clad in painted shiplap wood siding, and would feature double-hung wood-sash windows and a deep projecting roof eave.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☐ The project will not cause a significant adverse impact to the historic resource as proposed.

☒ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff finds that the proposed project would cause a significant adverse impact upon a historic resource such that the significance of the building as a district contributor would be materially impaired. However, the proposed project will not have a significant adverse impact on the overall eligible historic district.

The Department finds that the portions of the proposed project are not consistent with the *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards).

The following is an analysis of the proposed project per the applicable Secretary's Standards:

> *Standard 2.*
> *The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.*

The proposed project maintains aspects of subject property's historic character, which is defined by its character-defining features, which are composed of the following: wood siding; wood-sash windows; bay windows; storefront openings (including transom and storefront proportion); belt courses; residential entryway; and cornice with projecting eave, dentil and egg-and-dart molding.

The proposed project impacts the historic character of the storefront openings (including the transom and storefront proportion) and the residential entryways, since the project would reconfigure the storefront and the residential entryways, and also install a new aluminum storefront system. The proposed project removes the original residential entryways and doors, and reconfigures the residential entrances to open on the north and south walls of the existing alcove. Since the residential entryway is a character-defining feature and its relationship to the street is important, this alteration is not compatible with the overall historic character of the subject property. Similarly, the subject property has consistently had a commercial space on the ground floor and the storefront openings are important to convey the historic character of the property. The proposed project would remove the existing non-historic storefront and would install a new dark bronze aluminum-frame storefront, which would be designed with a transom and sliding glass door. The new storefront would eliminate the tile bulkhead and angled entryway. Although the existing storefront has been altered, it does maintain the historic proportion and configuration with a transom, angled entryway, plate glass window, and bulkhead. The new storefront does not incorporate all of these features; therefore, the new storefront is not compatible with overall historic character.

The project would remove two original double-hung wood-sash windows on the front façade to accommodate the new garage openings. Although the project removes these windows, the subject property would still maintain a number of double-hung wood-sash windows on the Harrison Street façade. Therefore, this alteration does not severely impact the historic character of the exterior façade.

Other aspects of the project, including the one-story addition, would not impact the overall historic character of the property, since the overall form and massing would be maintained and since the addition would be minimally visible from the immediate public right of way.

Due to the impacts on the original residential entryways and the storefront openings, the proposed project does not comply with Rehabilitation Standard 2.

> *Standard 9.*
> *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed project includes construction of a new one-story rooftop addition and exterior alterations consisting of removal of two windows for two garage doors; reconfiguration of the existing entry doors; and, removal of the existing storefront system and installation of a new dark bronze aluminum frame storefront system.

The new rooftop addition is clearly distinguished in form and massing from the existing historic property, and would not impact any historic materials or features. The new addition is setback from Precita Avenue and Harrison Street, and is minimally visible from the public rights of way. Further, the new addition is designed to be subservient to the overall form and massing of the existing historic property, and is compatible with the overall building's design, material and scale, since the new addition incorporates shiplap wood siding and double-hung wood-sash windows.

As stated above, the exterior alterations do impact the residential entryway and storefront openings of the subject property, which are character-defining features. The new aluminum storefront is not compatible with the historic character of the subject property, since it does not maintain the historic proportions of this feature or the angled entryway. Similarly, the new residential entryways alter the property to the street and remove historic features of the subject property; therefore, this alteration is not compatible with the overall historic character.

Due to the impacts on the original residential entryways and the storefront openings, the proposed project does not comply with Rehabilitation Standard 9.

> ***Standard 10.***
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project includes construction of a new one-story rooftop addition. This element may be removed without impacting the essential form and integrity of the historic property, since the addition does not physically impact any historic features of the subject property.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

As currently proposed, the project will have a significant adverse impact upon a historic resource, as defined by CEQA.

Recommendations

In order to reduce the significant adverse impact on the historic resource to a less-than-significant level, the proposed project should incorporate the following recommendations:

1. Retain Harrison Street Residential Entryway/Doors: The proposed project should preserve the existing entryway configuration and doorways along Harrison Street, in order to maintain the relationship to the street and avoid impact to a character-defining feature.

2. Retain Storefront: The proposed project should preserve the existing storefront configuration and proportion, as expressed by the transom, bulkhead, angled entryway, and plate glass windows. A new storefront system may be installed, if the design maintains the aforementioned features in design and configuration and is constructed in wood or another compatible material.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 7/6/2012

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
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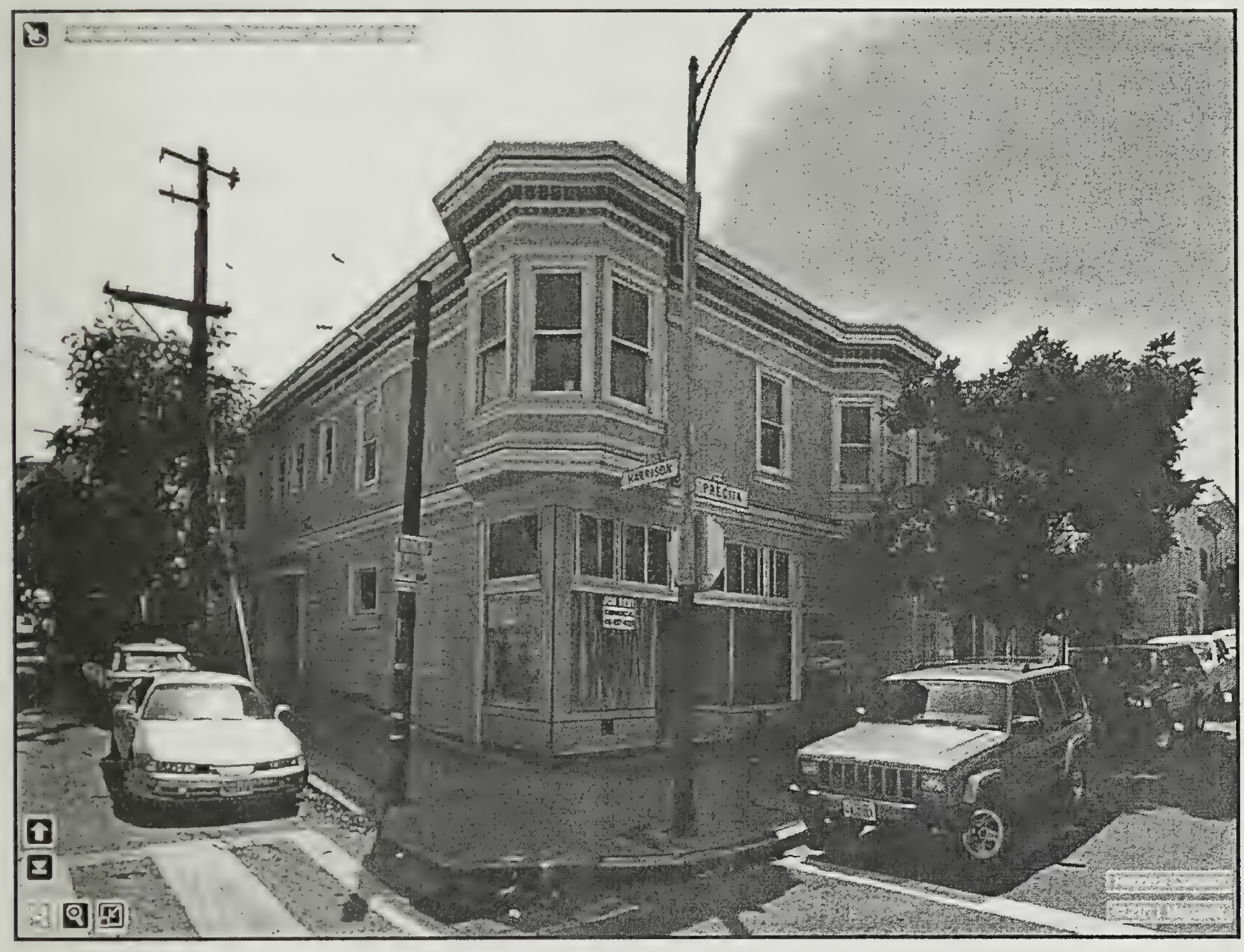

3200 Harrison Street, View of North and East Facades

SAN FRANCISCO
PLANNING DEPARTMENT

Historic Resource Evaluation Response

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Preservation Planner:	Rich Sucré (415) 575-9108 richard.sucre@sfgov.org
Project Address:	**3200 Harrison Street**
Block/Lot:	5525/001
Case No.:	**2011.1081E**
Date of Review:	January 17, 2012 (Part I)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

Constructed in 1909, the subject property at 3200-3206 Harrison Street (also addressed as 396-398 Precita Avenue) is a two-story, wood-frame residential-over-commercial building located on a corner lot measuring 35-ft by 100-ft in the Bernal Heights neighborhood. The building has a flat roof and is clad with shiplap wood siding on the ground floor and flush wood siding on the second floor. On Precita Avenue, the building features a ground floor storefront with a tile base, wood transom, and large plate glass windows. The residential entrance is located on Harrison Street and provides access to two residential units. The Precita Avenue façade features an angled bay window and a corner bay window on the second floor. The building possesses wood-sash windows on the second floor, and is capped by a prominent projecting cornice adorned with dentil and egg-and-dart molding. Overall, the building is designed in a simple Edwardian-era architectural style, as evidenced by cornice and decorative molding.

The property is located within a RH-2 (Residential, House, Two-Family) Zoning District, Bernal Heights Special Use District, and a 40-X Height and Bulk District.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any qualified historic resource surveys or listed in any local, state or national historical registers. The building is classified as "Category B" (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is more than fifty years of age (constructed in 1909).

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The subject building is located on the southwest corner of Precita Avenue and Harrison Street along the southern border of Precita Park. The immediate area has a consistent residential character composed largely of two- to three-story single-family residences with a small number of three-story multi-unit apartment buildings and ground floor, neighborhood-serving commercial spaces. Precita Park is roughly bounded by Precita Avenue to the north and south, Folsom Street to the west and Alabama Street to the east. This park is one of three major parks within the Bernal Heights neighborhood; Bernal Heights also possesses a number of smaller mini-parks. The predominant architectural styles in the immediate area include a number of Flat Front Italianate style residences, as well as examples of Queen Anne, Spanish Colonial Revival, and Mediterranean Revival architectural styles. On this block of Precita Avenue, a number of properties, particular on the south side, were constructed prior to 1900. This block does possess a small number of properties constructed between 1900 and 1910, along with a few properties constructed between the 1920s and 1940s. There are only a few examples of new construction within the immediate neighborhood.

No designated or determined eligible historic districts are located within the immediate vicinity of the subject property.

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Department staff finds that the subject property at 3200 Harrison Street is not individually eligible for inclusion in the California Register of Historical Resources (California Register). However, the subject property is eligible as a contributing resource to an eligible historic district, which is significant under California Register Criterion 1 (Events) and Criterion 3 (Architecture) for the period from circa 1880 to 1912. This eligible district is significant as an early example of residential development in the Bernal Heights neighborhoods, and as a surviving collection of small-scale, late-Victorian-era and Edwardian-era residential properties. The district boundaries roughly include the area between Precita Park, Bernal Heights Park, Manchester Street to Peralta Avenue.

To assist in the evaluation of the subject building, the project architects, Lundberg Design, submitted a Supplemental Information Form for Historic Resource Evaluation (received August 31, 2011). This form provided ownership information and examined files available at the San Francisco Public Library and the San Francisco Assessor's Office. Planning Department staff augmented the research and history of the property using in-house archives and records available at the Department of Building Inspection. This assessment is based upon information gathered about the subject property and neighborhood to date.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☒ Yes ☐ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: n/a	Period of Significance: Circa 1880 to 1912 ☒ Contributor ☐ Non-Contributor

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

According to the original building permit, the subject property at 3200 Harrison Street was originally constructed in 1909 as a two-story, two-flat, wood-frame residence by builder, Joseph B. Ruegg of the Ruegg Brothers. No architect was listed on the original permit. The original owner was Peter Jaeger of 340 Precita Avenue. The original building measured 35 ft wide by 75 ft long by 25 ft high, and was constructed on a concrete foundation. The original building featured rustic wood siding and a flat, tar and gravel roof with a terracotta chimney.

As early as 1911, the subject building was documented with neighborhood-serving retail uses. In 1911, a brick bake oven was installed for a bakery. This description is substantiated by the 1914 Sanborn Fire Insurance Map, which shows the subject property as possessing two stores on the ground floor level (addressed at 396 and 398 Precita Avenue) with two flats above (addressed at 3200 and 3206 Harrison Street). One of the stores is shown with an oven towards the rear of the property. In 1950, the subject property is shown with little change according to the 1950 Sanborn Fire Insurance Map. According to a zoning survey conducted by the Department of City Planning (now San Francisco Planning Department) in 1956, the subject property was recorded as possessing a ground-floor commercial use with a two-family residence above. In 1961, the building was recorded by the Department of Building Inspection as possessing a grocery store on the ground floor at 396 Precita Avenue.

In 1914, Peter Jaeger sold the subject property to Peter Werle, who subsequently transferred the property to Minne Werle in 1926. By 1952, the property was owned by Sophia E. Korte, who transferred the property to Elizabeth Jamerson in 1968. Jamerson leased the ground floor of the building to "Precita Eyes," a notable mural painting company. In 2005, the property was sold to Douglas Wong, who subsequently sold the property to Betty Phan and Francisco Romero in 2009.

The subject property developed in the Bernal Heights neighborhood, which is defined by Cesar Chavez Boulevard (formerly Army Street) to the north, Mission Street to the west, the 101 Freeway to the east, and the I-280 Freeway to the south. Within this larger context, the subject property was one of several two-family residences that developed in the area bounded by Precita Park (formerly Bernal Park) to the north, Bernal Heights Park to the south, Peralta Avenue to the east, and Manchester Street to the west. The Bernal Heights neighborhood was sparsely developed in the late 20th century with one- and two-story single-family and two-family dwellings, interspersed with occasional neighborhood-serving, ground-floor, retail stores. After the 1906 Earthquake and Fire, Bernal Heights was spared from the nearby devastation, due to its topography and geology (being constructed on bedrock). Bernal Heights played a role in the reconstruction efforts, since Precita Park was used as an earthquake refugee camp. After 1906, many of the nearby residences were constructed from the bones of the earthquake refugee shacks. The reconstruction effort associated with the 1906 Earthquake and Fire did spur residential development in Bernal Heights, particularly between 1906 and 1910. Bernal Heights saw a large boom in residential development with several new single- family and two-family dwellings being constructed within the area surrounding the subject property and Precita Park. As noted by one author, over 600 residences were constructed in the year after the 1906 Earthquake and Fire.[1] Additional residential development occurred with the extension of the streetcar line down Mission Street along Cortland Avenue. By the 1930s, Bernal Heights had been largely developed. While remaining similar in architectural character, the Bernal Height neighborhood did experience other notable events, including: the construction of the freeways in the late 1940s and early 1950s; the threat of redevelopment in the 1960s; development of the Bernal Heights Neighborhood Center in 1978; and the development of Cortland Avenue as the commercial hub of the neighborhood. Today, the area surrounding the subject property retains its architectural character as a rare surviving, modest-scale, late-Victorian and early Edwardian residential community. As roughly bounded by Precita Park, Stoneman and Norwich Streets, Manchester Street (only between Stoneman and Bessie Streets), and Alabama Street, this residential community is eligible as a historic district associated with early surviving residential development in Bernal Heights.

Based upon this history and additional research conducted by Planning Department staff, 3200 Harrison Street is not individually eligible for inclusion in the California Register under Criterion 1 (Events). However, the subject property is eligible as a contributing resource to a historic district, which is significant for the early, surviving residential properties in the Bernal Heights neighborhood.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

No persons of known historical significance appear to have been associated with the subject building; therefore, 3200 Harrison Street is not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Constructed in 1909, 3200 Harrison Street is a two-story, wood frame, two-family residence designed in a Classical Revival style by builder, Joseph Ruegg of the Ruegg Brothers. The building features stucco on the primary facade and shiplap wood siding on the side facades. The building features wood siding on the ground floor, stucco cladding on the second floor, a second-story corner bay window, a slanted bay window on Precita Avenue, a slanted bay window on Harrison Street, and a prominent cornice with egg-and-dart and dentil molding. No information was found on the builders. As an individual resource, the subject building does not appear to be individually distinguished as a two-family residence, nor is it significant as the work of a master or for possessing high artistic values.

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[1] Bernal History Project, *Images of America: San Francisco's Bernal Heights* (Arcadia Publishing, 1907) Pg. 8.

However, the subject property is a contributing resource to an eligible historic district, which is notable for the high concentration of late-Victorian and Edwardian-era single-family and two-family residences. As roughly bounded by Precita Park to the north, Stoneman and Norwich Streets to the south, Manchester (between Stoneman and Bessie Streets) and Folsom Streets to the west, and Alabama Street to the east, this neighborhood possesses a strong intact concentration of one- and two-story, single-family and two-family dwellings constructed in modest Victorian-era (Italianate, Queen Anne and Stick-Eastlake) and Edwardian-era (Classical Revival) architectural styles. Notable features of this district include the horizontal wood siding, bay windows, wood-sash windows, simple ornamentation, and one- or two-story massing. Relative to the history of San Francisco, this concentration of residences is significant as an example of a modest scale, Victorian/Edwardian-era neighborhood. This type of neighborhood and residential development is a rare example and is no longer commonly found intact across San Francisco.

Based upon this history and additional research conducted by Planning Department staff, 3200 Harrison Street is not individually eligible for listing in the California Register under Criterion 3 (Architecture). As a mixed-use, two-family residence designed in a Classical Revival architectural style, the subject property is a contributing resource to an eligible historic district, which is significant for the collection of surviving late-Victorian and Edwardian-era residences.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of Planning Department records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4 (Information Potential), since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

The subject property at 3200 Harrison Street possesses sufficient historic integrity to qualify it for listing as a district contributor to an eligible historic district.

The documented alterations include: installation of a brick oven for a bakery (1911); removal of one doorway, installation of front window, and demolition of tongue and groove partition (1961); removal of lath and plaster and demolition of non-bearing walls (2010); and, foundation upgrades (2011). Although not documented in the building permit record, the ground floor storefront has been tiled, and the glazing in the transom has been replaced with aluminum-sash windows.

Step C: Character-Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of 3200 Harrison Street include:

- Wood siding;
- Wood-sash windows;
- Bay windows;
- Storefront openings (including transom and storefront proportion);
- Belt courses;
- Residential entryway; and
- Cornice with projecting eave, dentil and egg-and-dart molding

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CEQA HISTORIC RESOURCE DETERMINATION

☒ Historical Resource Present

- ☐ Individually-Eligible Resource
- ☒ Contributor to an Eligible Historic District
- ☐ Non-Contributor to an Eligible Historic District

☐ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

PART I: SENIOR PRESERVATION PLANNER REVIEW

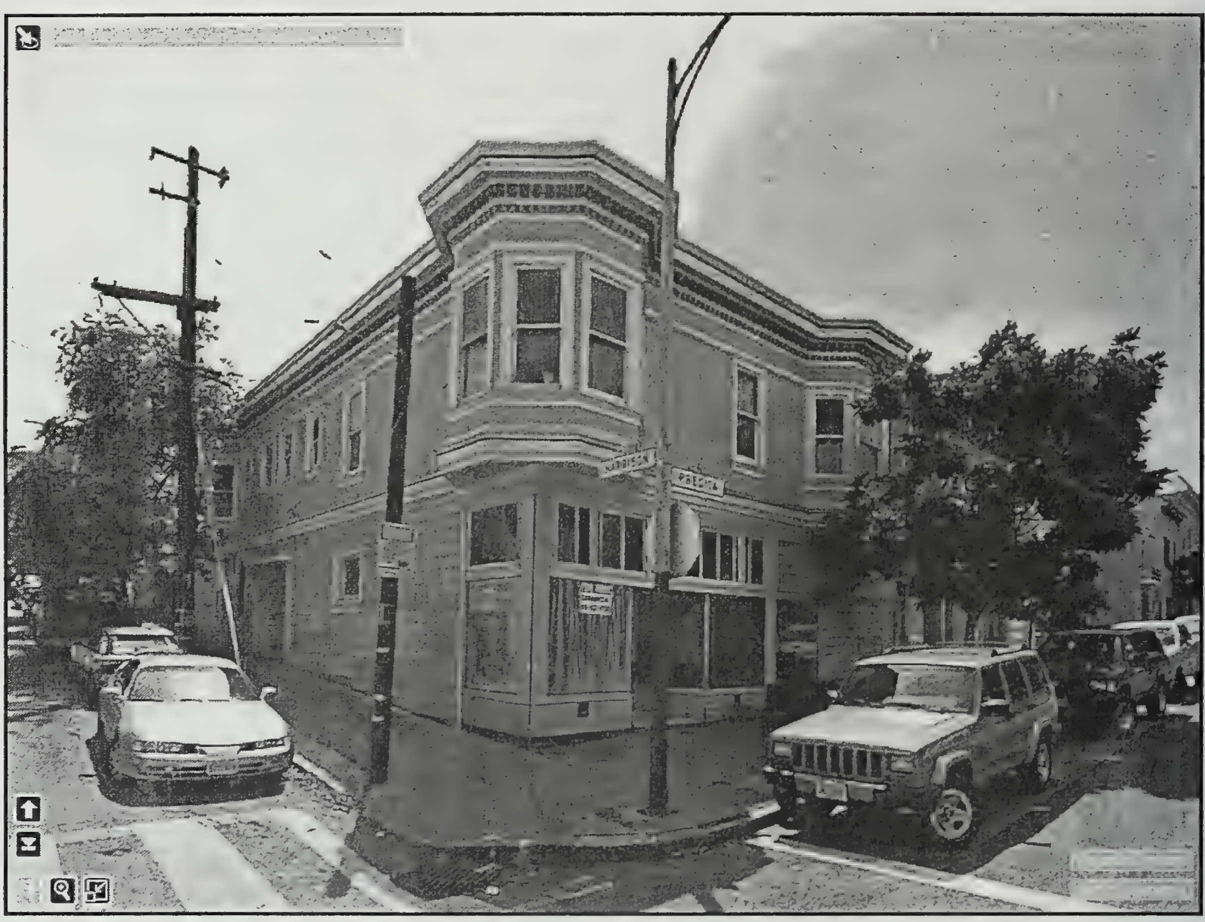
Signature: Tina T Date: 1-23-2012

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
I:\Cases\2011\2011.1081

RS: G:\Documents\Environmental\2011.1081E 3200 Harrison Street\HRER_3200 Harrison St_2012-01-17.doc

IMAGES



3200 Harrison Street, View of North and East Facades

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
44 Avila		0488A/020
Case No.	Permit No.	Plans Dated
2013.1253E		
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. 3rd floor addition & renovation		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	**Class__**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine*)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Per GIS database, Hist Pres is the only CEQA resource requiring additional review. Monica Pereira Digitally signed by Monica Pereira DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIROH, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org Date: 2013.09.10 14:25:56 -07'00'	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐ 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*:

☑ 9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

a. Per HRER dated: ________________ *(attach HRER)*

b. Other *(specify)*:

PTR Form dated 10/24/2013

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐ **Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**

☑ **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.11.13 13:47:20 -08'00'

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐ **Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*:

- ☐ Step 2 – CEQA Impacts
- ☐ Step 5 – Advanced Historical Review

STOP! Must file an *Environmental Evaluation Application*.

☑ **No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard

Signature or Stamp: Gretchen Hilyard

Digitally signed by Gretchen Hilyard
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org
Date: 2013.11.13 13:47:41 -08'00'

Date: 11/13/2013

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	10/24/2013

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	44 Avila Street	
Block/Lot:	Cross Streets:	
0488A/020	Alhambra Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1253E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	○ Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

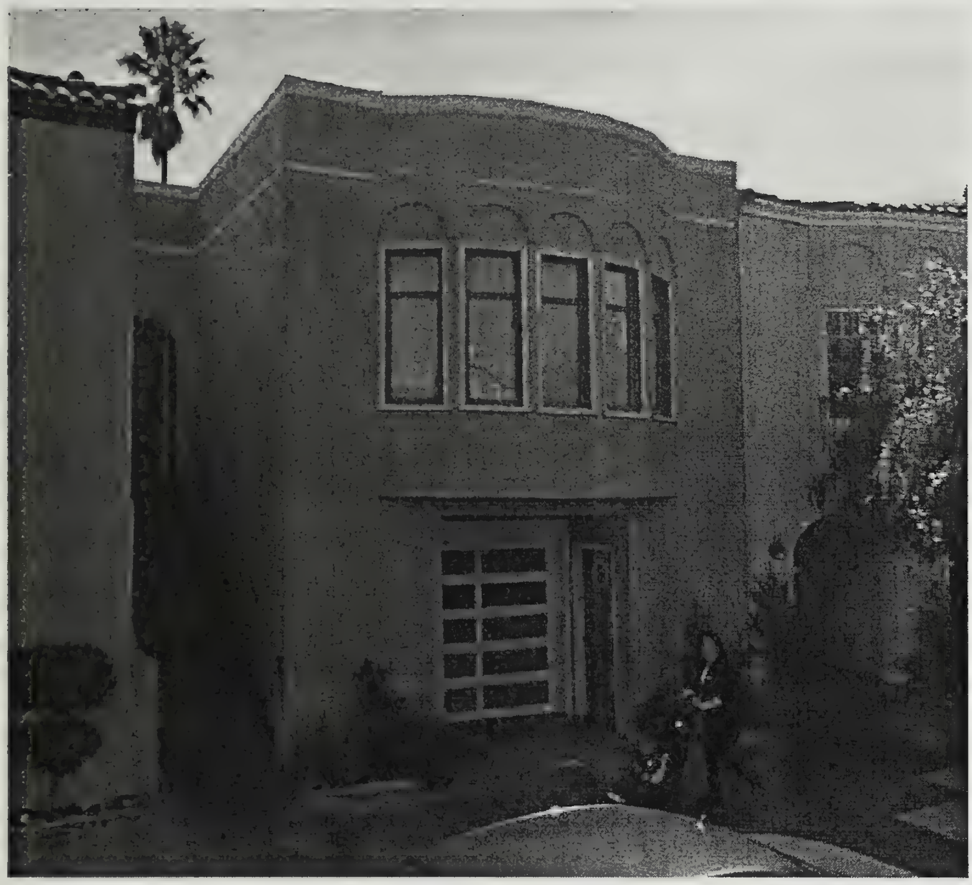
According to the Supplemental Information Form for Historic Resource Determination prepared by Steve Swason (dated July 22, 2013) and information found in the Planning Department files, the subject property at 44 Avila Street contains a one-story over garage, wood frame single family residence constructed in 1924 by the Meyer Brothers building company in the Mediterranean Revival architectural style. Documented and permitted alterations to the property include: the addition of a porch and stairs (1951) and pest control work (1960).

The building is a common example of tract housing built in the Marina neighborhood in the years following the Panama-Pacific International Exposition in 1915. The subject building is an early example of this common housing type in San Francisco, but a late example for the Marina neighborhood, which began rapidly developing immediately following the Exposition. The tract builders, the Meyer Brothers, are best know for their Miraloma Park development on the east side of Mount Davidson, which was begun in 1926. The subject building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any identified historic districts. Although the subject block is cohesive as a neighborhood of single-family tract homes constructed in 1924 in the Mediterranean Revival, Streamline Moderne, and Art Deco architectural styles, the subdivision is not a significant example of a type, period or method of construction. The subject block is not individually distinctive or representative of the themes identified for tract housing in the "Sunset District Residential Builders, 1925-1950: Historic Context Statement" such that the area would qualify as a potential historic district under any criteria.

Therefore, 44 Avila Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-11-13



44 Avila Street looking east.
Image courtesy of Google Street View, 2013.

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
51 Bernard St		0157/029	
Case No.	Permit No.	Plans Dated	
2013.1452E		10/03/13 (EEA 10/03/13)	
☐ Addition/ Alteration	☑ Demolition (requires HRER if over 50 years old)	☑ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Demo single family structure and construct new 4 story over basement single family structure.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☐	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☑	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.

☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*): Monica Pereira

Cleared by Randall on 10/10/13 via email notification. Per GIS, the property is located in an area of slope average >20%; however, calculations yield a 8.3% slope average.

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: PTR Form dated 11/4/2013

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Gretchen Hilyard

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.11.13 14:28:25 -08'00'
Project Approval Action: Other (please speicify) *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Permit No.	Plans Dated
Exempt Project Approval Action	Exempt Project Approval Date	New Approval Required
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	11/4/2013

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	51 Bernard Street	
Block/Lot:	Cross Streets:	
0157/029	Taylor and Jones Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1452E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	10/03/2013

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
	Additional Notes:

PRESERVATION TEAM REVIEW:			
Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

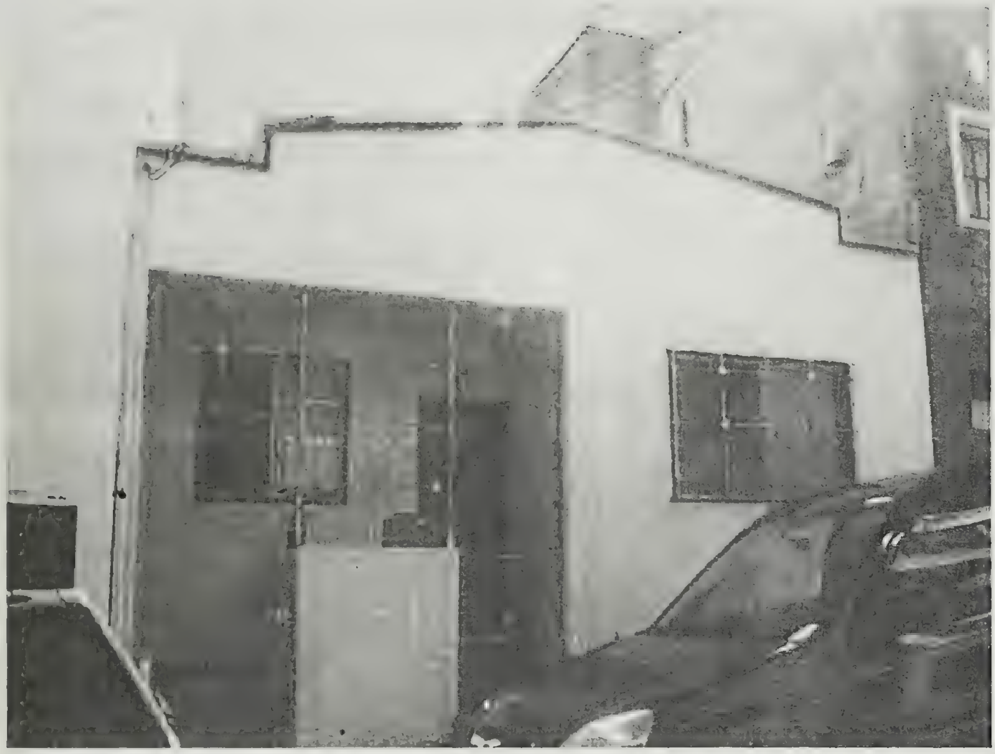
According to the Supplemental Information Form for Historic Resource Evaluation prepared by Tim Kelley Consulting (dated September 2013), the subject property at 51 Bernard Street contains a one-story-over-basement, wood frame, single-family residence designed in a vernacular style and constructed in 1923. Permit records indicate that the subject property underwent the following alterations over time: repair of motor vehicle damage to front porch (1971) and re-roofing (1996). Visual inspection indicates that the following un-permitted alterations also occurred at unknown dates: replacement of the primary entrance, recladding the building in stucco (the original permit indicates that the original cladding material was rustic wood siding), and window replacement.

The subject property has been stripped of its period detailing and is a non-descript, vernacular, single-family residence. The building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any known historic districts. The surrounding area exhibits a broad range of construction dates from 1900 to 1988. No clear period of development is evident and many of the surrounding properties have experienced facade alterations that have compromised historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, 51 Bernard Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-11-13



51 Bernard Street. Image courtesy of Tim Kelley Consulting, 2013.

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
220 27th Street		6578/012	
Case No.	Permit No.	Plans Dated	
2013.1488E		09/25/13	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**

Project description for Planning Department approval.

3rd floor addition & excavation of groundfloor for an addition/extension of 1st floor livable space. Interior remodel as well & front facade changes.

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%: :** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Monica Pereira Per GIS, Historic Preservation is the only CEQA resources that requires additional review.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: PTR Form dated 11/1/2013

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☐	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

Comments (*optional*):

Preservation Planner Signature: Gretchen Hilyard

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.11.13 14:13:05 -08'00'
Project Approval Action: Other (please speicify) *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Permit No.	Plans Dated
Exempt Project Approval Action	Exempt Project Approval Date	New Approval Required
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

PRESERVATION TEAM REVIEW FORM

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Preservation Team Meeting Date:		**Date of Form Completion**	11/1/2013

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	220 27th Street	
Block/Lot:	Cross Streets:	
6578/012	Dolores	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1488E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	4/30/2013

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual			Historic District/Context		
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:			Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:		
Criterion 1 - Event:	○ Yes	● No	Criterion 1 - Event:	○ Yes	● No
Criterion 2 -Persons:	○ Yes	● No	Criterion 2 -Persons:	○ Yes	● No
Criterion 3 - Architecture:	○ Yes	● No	Criterion 3 - Architecture:	○ Yes	● No
Criterion 4 - Info. Potential:	○ Yes	● No	Criterion 4 - Info. Potential:	○ Yes	● No
Period of Significance:			Period of Significance:		
			○ Contributor	○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

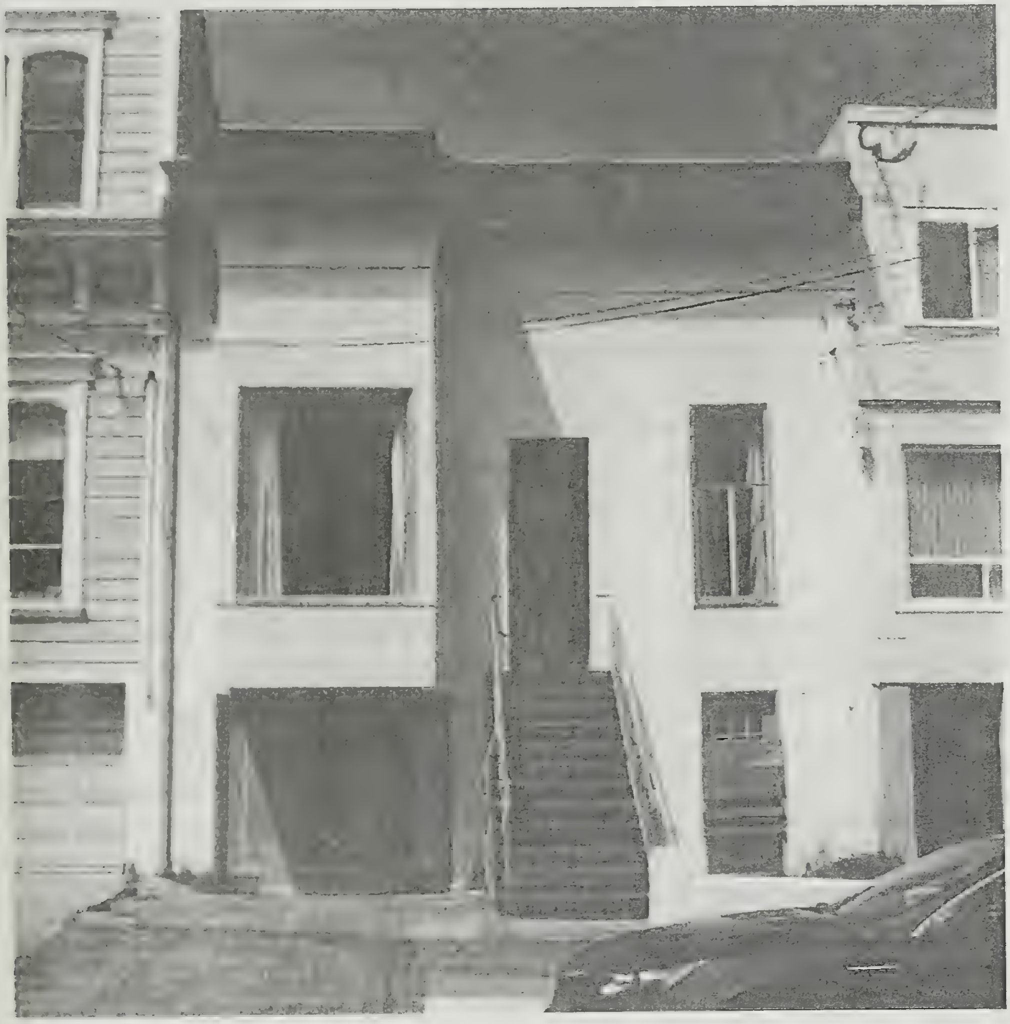
According to the Supplemental Information Form for Historic Resource Determination prepared by William Kostura (dated September 2013), the subject property at 220 27th Street contains a one-story over basement, wood frame, single-family residence constructed in 1888 and extensively altered in 1962. The subject building was originally constructed as part of a row of 8 Stick/Eastlake row houses by builder Isaac Anderson. The subject building was remodeled to its current appearance in 1962. Documented exterior alterations to the property include: stucco and modernize façade and replace windows with aluminum sash (1962). The staircase was replaced and a garage door was added at unknown dates.

The subject property has been significantly altered and no longer represents it original appearance as a Stick/East Lake style single-family residence. The subject building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any known historic districts. The subject building was constructed as part of a row of 8 similar Stick/East Lake style residences constructed by builder Isaac Anderson in 1888. Only 3 of these buildings retain historic integrity. The subject block contains a range of construction dates and property types and several excellent examples of late-19th century residences that may be individually eligible for the California Register. William Kostura identified a small cluster of late-19th century residences on the opposite side of the street from the subject property that may constitute a small district (215-227 27th Street). Since the subject property is located across the street from this cluster, the area was not evaluated as a potential district and this cluster should be surveyed and evaluated in detail in the future.

Therefore, 220 27th Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11 - 11 - 13



220 27th Street. Image courtesy of Tim Kelley Consulting, 2013.

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PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
238-240 Missouri St.		4003/006	
Case No.	Permit No.	Plans Dated	
2013.1352		9.18.13	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Addition of square footage to the second floor unit.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. **If one or more boxes are checked above, an *Environmental Evaluation Application* is required.**	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*): Chelsea Fordham The project would result in ground disturbance of 8.4 cubic yards and 170 square feet within an area identified to contain serpentine rock. Minor construction projects, such as those that would not disturb more than 10 cubic yards or 500 square feet are not subject to the requirements of the Construction Dust Control Ordinance. While the ARB has not identified a safe exposure level for asbestos in residential areas, ARB does note that exposure to low levels of asbestos for short periods of time poses minimal risk (ARB, 2002b). Therefore, there is no evidence to suggest that minor construction activity that do not disturb substantial amounts of serpentine rock would be likely to substantially increase the risk of health ailments attributable to NOA exposure.	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	Category A: Known Historical Resource. **GO TO STEP 5.**
☑	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: PTR Form dated 10/31/2013
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review**. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Gretchen Hilyard	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.11.13 14:36:34 -08'00'
	Project Approval Action: Other (please speicify) *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Permit No.	Plans Dated
Exempt Project Approval Action	Exempt Project Approval Date	New Approval Required
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	**CATEX FORM**

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

SAN FRANCISCO
PLANNING DEPARTMENT

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Information:
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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	10/31/2013

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	238 Missouri Street	
Block/Lot:	Cross Streets:	
4003/006	Mariposa	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1352E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	● Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	9/18/2013

PROJECT ISSUES:	
☐	Is the subject Property an eligible historic resource?
☐	If so, are the proposed changes a significant impact?
Additional Notes:	

PRESERVATION TEAM REVIEW:			
Historic Resource Present	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance:	Period of Significance:
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

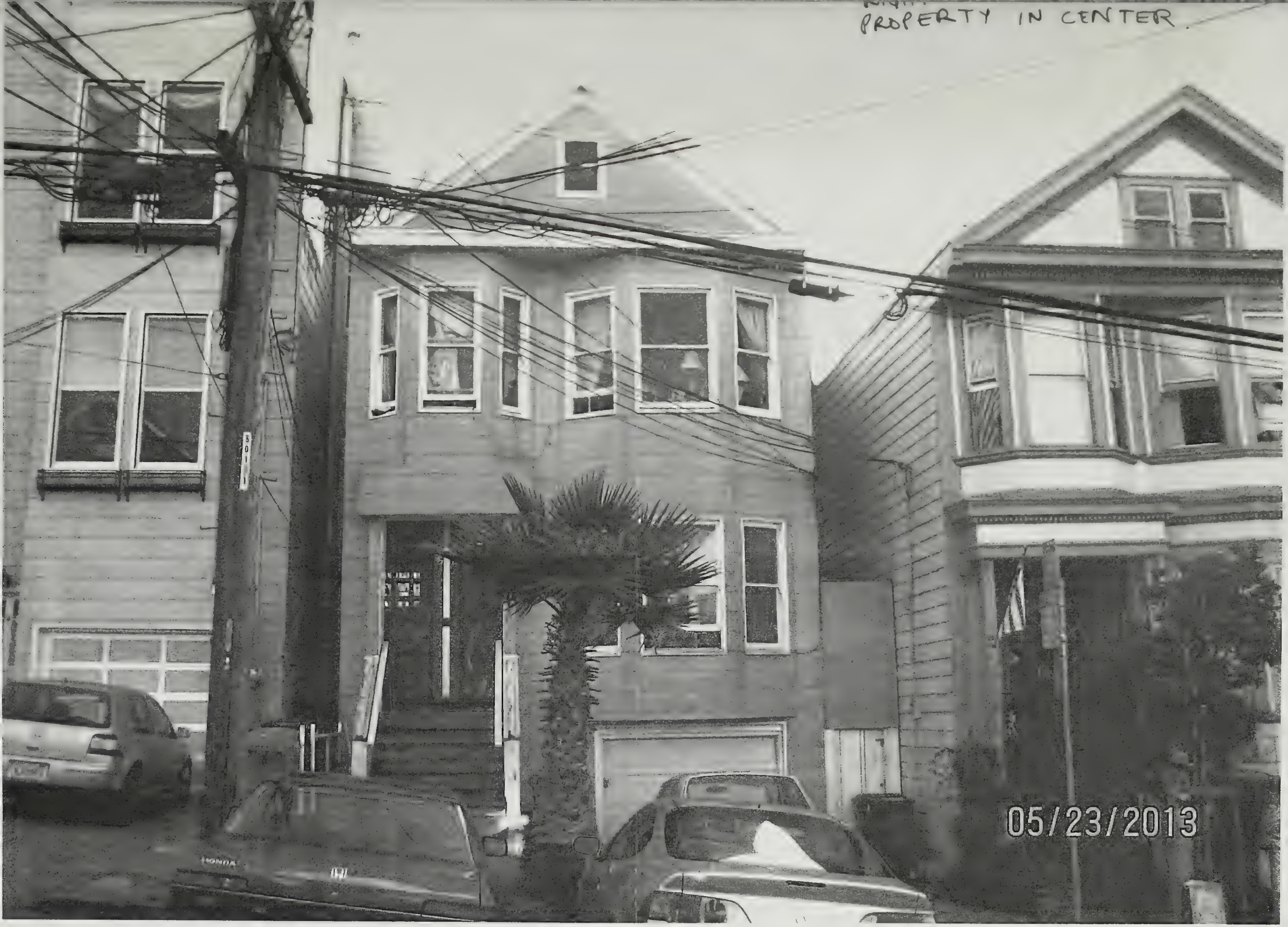
According to the Supplemental Information Form for Historic Resource Determination prepared by Ritu Vohra (dated June 3, 2013), the subject property at 238 Missouri Street contains a two-1/2-story over garage, wood frame, multi-family building constructed in 1908, according to Water Tap Records. The first owner, F.A. Foustron may have owned the property by 1906. The subject building was originally constructed in the Queen Anne architectural style, but all of the building's architectural details were covered by asbestos siding in 1951. Documented exterior alterations to the property include: addition of a garage in the existing basement (1925); repair of fire damage (1949); repair of front stairs, application of asbestos siding over primary facade, and new roof (1951).

The subject property is a common and late example of a Queen Anne style multi-family building. The subject building lacks much of the elaborate ornamentation usually associated with this building type, due to the covering of the primary façade in asbestos siding in 1951. The subject building is not architecturally distinct such that would qualify it for listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any known historic districts. The subject block exhibits a mix of residential properties and the majority of the buildings were constructed in the late 19th century and early 20th century with some examples of mid- to late- 20th century in-fill construction. Many of the buildings have compromised historic integrity due to incompatible alterations of the primary facades. Overall, the area lacks cohesion and does not appear to contain a historic district.

Therefore, 238 Missouri Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-11-13



PROPERTY IN CENTER.

05/23/2013

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1595- 1597- 1599 Dolores St		6617/018
Case No.	Permit No.	Plans Dated
2013.1302E		09/04/13
☑ Addition/Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction
Project description for Planning Department approval. Merge office space; interior and exterior remodel; rear addition; new roof deck; change to existing garage; reclaim back yard; remove curb cut; & interior and exterior renovations		

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Would the project involve (1) change of use (including tenant improvements) and/or (2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? **If box is checked, a Phase I Environmental Site Assessment required.**
☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required.	
☐	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**

Comments and Planner Signature (*optional*):

Per GIS database, Historic Preservation is the only CEQA resource requiring additional review.

Monica Pereira

Digitally signed by Monica Pereira
DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=ENVIRON, ou=Major Environmental Analysis, cn=Monica Pereira, email=monica.pereira@sfgov.org
Date: 2013.09.12 14:49:17 -07'00'

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☑	**Category B:** Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	**Category C:** Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Interior alterations/interior tenant improvements.** Note: publicly accessible spaces (e.g., lobby, auditorium, or sanctuary) require preservation planner review.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards.* Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows.*
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☑	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation.*

☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☑	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: ________________ *(attach HRER)* b. Other *(specify)*: PTR Form dated 10/23/2013

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.11.13 14:31:15 -08'00'	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application*.**
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**

Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date 2013.11.13 14:31:29 -08'00'
Date: 11/13/2013	

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

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Information:
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PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:		**Date of Form Completion**	10/23/2013

PROJECT INFORMATION:		
Planner:	Address:	
Gretchen Hilyard	1595-1599 Dolores Street	
Block/Lot:	Cross Streets:	
6617/018	29th Street	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2013.1302E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	○ Demo/New Construction

DATE OF PLANS UNDER REVIEW:	

PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

PRESERVATION TEAM REVIEW:

Historic Resource Present	○ Yes	● No *	○ N/A

Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	○ Yes ● No	Criterion 1 - Event:	○ Yes ● No
Criterion 2 -Persons:	○ Yes ● No	Criterion 2 -Persons:	○ Yes ● No
Criterion 3 - Architecture:	○ Yes ● No	Criterion 3 - Architecture:	○ Yes ● No
Criterion 4 - Info. Potential:	○ Yes ● No	Criterion 4 - Info. Potential:	○ Yes ● No
Period of Significance:		Period of Significance:	
		○ Contributor ○ Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	○ No	
Needs More Information:	○ Yes	○ No	
Requires Design Revisions:	○ Yes	○ No	
Defer to Residential Design Team:	○ Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

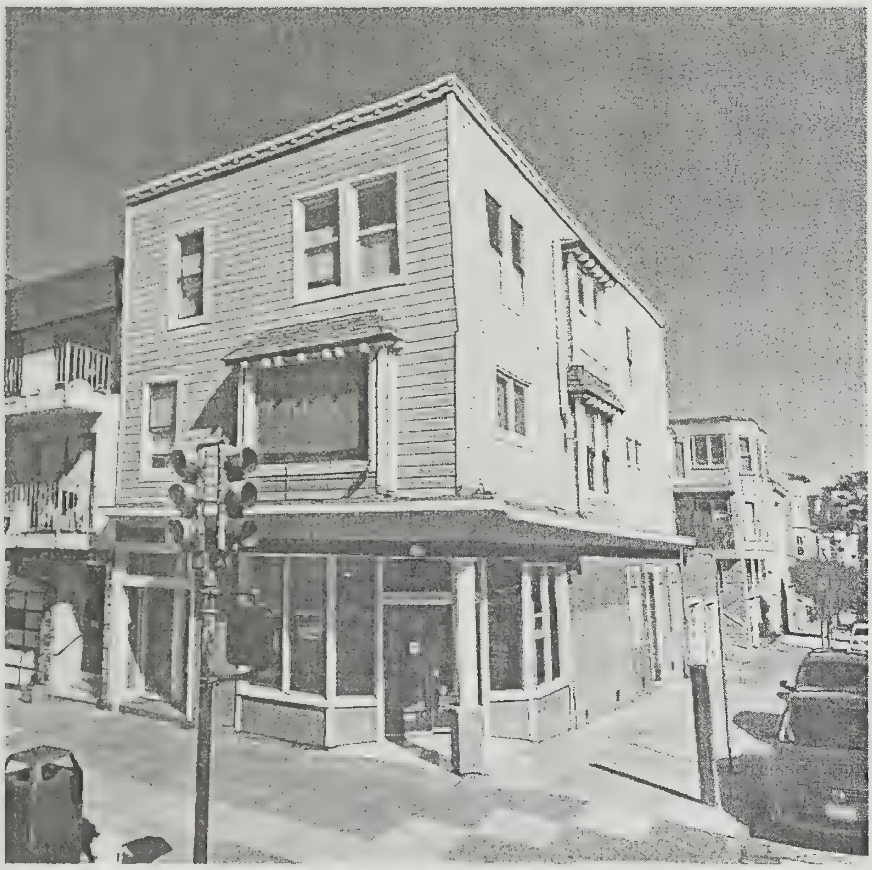
According to the Supplemental Information Form for Historic Resource Determination prepared by Kelly Condon (dated July 23, 2013) and information found in the Planning Department files, the subject property at 1595-1599 Dolores Street contains a three-story mixed-use building constructed in 1910 in the First Bay Tradition architectural style. Permitted alterations to the property include: addition of a storage room at the rear (1912), extension of the garage (1918), termite control and dry rot repairs (1958), replacement of garage and paving of parking area (1958), repairs to redwood siding (1998), and re-roofing (1999). Based upon visual inspection, other alterations at unknown dates include: replacement of original multi-light wood-sash windows, alteration of the cornice, removal of redwood and shingle cladding, storefront alterations, and insertion of windows on the ground floor.

The building was originally a unique example of a mixed-use property on Dolores Street and an unusual example of the First Bay Tradition applied to a commercial building. The building has undergone major alterations and does not retain integrity to the historic period. The subject building is not architecturally distinct such that would qualify it for individual listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants were identified as important to history (Criterion 2).

The subject property is not located within the boundaries of any identified historic districts. Although the neighborhood retains many examples of early 20th century buildings, there is also a large amount of in-fill construction dating to the late 20th century. The neighborhood does not display a significant concentration of buildings dating to any period, or representing any particular style or type such that would qualify the area for listing as a historic district under Criterion 3, and no significant events occurred in the neighborhood such that it would qualify under Criterion 1.

Therefore, 1595-1599 Dolores Street is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-11-13



1595-1599 Dolores Street looking northeast.
Image courtesy of Google Street View, 2013.

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CA 94103-2479

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Information:
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Certificate of Determination
Exemption from Environmental Review

Case No.:	**2012.1454E**
Project Title:	**5739 Mission Street**
Zoning:	NC-2 (Neighborhood Commercial, Small Scale) Use District Excelsior Alcohol Restricted Use District Fringe Financial Service Restricted Use District 40-X Height and Bulk District
Block/Lot:	6473/039
Lot Size:	5,830 square feet
Project Sponsor:	Sean C. Buckley; Buckley Real Estate, Inc. (415) 285-1133
Staff Contact:	Erik Jaszewski – (415) 575-6813 Erik.Jaszewski@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the southeast side of Mission Street, mid-block between Oliver and Whittier Streets in the Crocker Amazon neighborhood. The project site extends to Cassandra Court at the parcel's rear. The site is developed with a 36-foot-tall, 2,691-square-foot, mixed-use structure consisting of two residential dwelling units above 485 square feet of ground-floor retail.

(Continued on next page.)

EXEMPT STATUS:

Categorical Exemption, Class 32 (State CEQA Guidelines, Section 15332)

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REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones
Environmental Review Officer

November 13, 2013
Date

cc: Sean C. Buckley, Project Sponsor
Doug Vu, Current Planner
Tina Tam, Senior Preservation Planner
Supervisor John Avalos, District 11

Distribution List
Historic Preservation Distribution List
Virna Byrd, M.D.F.

PROJECT DESCRIPTION (continued):

The remaining portion of the project site extending to Cassandra Court is completely paved. The proposal is to demolish the existing structure and construct a mixed-use, approximately 22,000-square-foot, four-story building, that would measure approximately 40 feet in height. The new structure would consist of 7 dwelling units of approximately 18,000 square feet and 4,000 square feet of garage space. The garage would include space for up to six parking spaces, which would be accessed from Mission Street.

The proposed project would require a variance from the Zoning Administrator to provide one less parking space than required by Section 151 of the Planning Code.

The proposed project is subject to notification under Section 312 of the Planning Code. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by the Department of Building Inspection is the Approval Action.

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The *San Francisco General Plan*, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not conflict with any such policy. The project site is in a NC-2 (Neighborhood Commercial, Small Scale) zoning district within the Crocker Amazon neighborhood. The Planning Code specifies that the NC-2 zoning designation permits commercial development at the ground and second stories, and encourages housing development above the ground story. The overall density of units remains low and buildings are moderately scaled and segmented. The permitted dwelling unit density in the NC-2 zoning district is one unit per 800 square feet of lot area. The proposed seven-unit residential building on a 5,830 square-foot lot would be a permitted use in the NC-2 zoning district and would have a density of one dwelling unit per 833 square feet of lot area. The property is located in the 40-X height and bulk district which allows a maximum 40 feet of building height. The 36-foot height of the proposed building would be within the maximum permitted 40-foot height limit.

b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The approximately .13-acre (5,830 square feet) project site is located within a fully developed area of San Francisco. The nearby properties encompass residential, commercial, health, and educational uses. The proposed project, therefore, would be properly characterized as in-fill development of less than five acres, completely surrounded by urban uses.

c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is within a developed urban area and occupied by existing development, with no landscaping or groundcover. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

Based on the residential trip generation rates in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed new seven-unit building would generate 70 daily person-trips of which 12 would be expected to occur during the PM peak-hour. These PM peak-hour person-trips would be distributed among various modes of transportation, including nine vehicle trips and three transit trips. The Guidelines did not project any walking, bicycle, motorcycle, or taxi trips would be generated by the project.

The proposed 7-unit residential project would result in a net increase of 2 PM peak hour vehicle trips over the existing 10 PM peak hour vehicle trips resulting from the existing uses. This small incremental increase in traffic would not be considered a substantial traffic increase relative to the existing capacity of the surrounding area's street system. Therefore, there would not be a significant impact on traffic in the project area as a result of the proposed project.

Construction of the proposed project is expected to occur over the course of a six-month period. During that time, it is anticipated that a majority of the construction-related truck traffic would use I-80, I-280, and U.S. 101 to access the project site from the East Bay, South Bay, and from locations within the City. The addition of worker-related vehicle or transit trips would not substantially affect transportation conditions. Construction workers who drive to the site would cause a temporary increase in traffic volume and demand for on-street parking along Mission Street. Thus, during the project's six-month demolition and construction phases, worker demand for parking would lessen the availability of on-street parking during working hours. Prior to construction, the project contractor would coordinate with Muni's Street Operations and Special Events Office to coordinate construction activities and reduce any impacts to transit operations. Due to their temporary and limited duration, construction-related impacts generally would not be considered significant.

Parking

Section 151 of the *Planning Code* requires that a minimum of one off-street parking space be provided for each dwelling unit within a NC-2 district. Thus, the proposed project with seven residential units would be required to provide seven off-street parking spaces. However, the proposed project includes six parking spaces; as such the project would require a variance from Section 151 of the Planning Code to provide one less parking space than required. The parking demand generated by the proposed project has been estimated in accordance with the *Transportation Impact Analysis Guidelines* at 11 parking spaces. Therefore, the proposed project's parking space allocation would not meet the calculated parking demand by five spaces.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day-to-day, from day-to-night, from month-to-month, and so on. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines Section 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (for example transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induce many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernible to most people. As described above, the proposed project would not cause a doubling in traffic volumes and therefore would not result in a substantial increase in the ambient noise level in the project vicinity. Although some increase in noise would be associated with the construction phase of the project, such occurrences would be limited to certain hours of day and would be temporary in nature. Thus, no significant noise impacts would be associated with the proposed project.

Air Quality

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO2), sulfur dioxide (SO2) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area Air Basin. To assist lead agencies, the BAAQMD, in their CEQA Air Quality Guidelines (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "Air Pollutant Exposure Zones," were identified based on two health-protective criteria: (1) excess cancer risk from the contribution of emissions from all modeled sources greater than 100 per one million population, and/or (2) cumulative PM2.5 concentrations greater than 10 micrograms per cubic meter. Land use projects within these Air Pollutant Exposure Zones require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would result in a less-than-significant impact with respect to exposing sensitive receptors to substantial levels of air pollution. The proposed project would require construction activities for the approximate six-month construction phase. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes, which would further reduce nearby sensitive receptors exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would result in a less than significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

The project sponsor will be required to comply with the Construction Dust Control Requirements as codified in Article 22B of the San Francisco Health Code. The intent of the Ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI).

In conclusion, the proposed project would not result in significant air quality impacts.

Water Quality

The proposed project would not generate substantial additional wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. The proposed new building would be serviced by the City's combined sewer system, which already serves the existing building. The proposed project would not result in a substantial increase in intensity of use. Furthermore, the City's combined sewer system possesses sufficient capacity to accommodate the incremental increase in demand, if any, associated with the proposed project. Thus, the project would not result in significant effects related to water quality.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and utilities are available. The proposed project would be connected with the City's water, electric, and wastewater services. Prior to receiving a building permit, the project would be reviewed by the City to ensure compliance with City and State fire and building code regulations concerning building standards and fire protection. The proposed project would not result in a substantial increase in intensity of use or demand for utilities or public services that would necessitate any expansion of public utilities or public service facilities.

Other Environmental Concerns

Historic Architectural Resources. The proposed project includes the demolition of a building constructed more than 50 years ago (circa 1906). To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity, a property will always possess several and usually most, of the aspects of historic integrity.

A Historic Resource Evaluation Response (HRER), dated February 5, 2007 and prepared by Planning Department staff for a previously proposed project, found that the property did not meet any of the California Register significance criteria. Furthermore, the property lacks all but one aspect of historic integrity. The HRER has been determined to still be valid after being reviewed by the Department's Senior Preservation Planner in conjunction with the currently proposed project.[1] Therefore, the property was found to not be an historic resource for purposes of CEQA.[2]

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[1] Tam, Tina; San Francisco Planning Department. Electronic mail communication to Erik Jaszewski. August 9, 2013. This email communication is available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.1454E.

[2] Luellen, Mark; San Francisco Planning Department. *Memorandum: Historic Resource Evaluation Response*. February 5, 2007. This memorandum is attached to this Certificate, and also available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.1454E.

Additionally, the project is neither located in a designated historic district, nor would it have an adverse effect on off-site historic resources. Therefore, the proposed project would not result in a significant impact to historic resources.

Geologic and Seismic Hazards. The project site is not in a Special Geologic Study Area as shown in the Community Safety Element of the San Francisco General Plan. This map indicates areas in which one or more geologic hazards exist. The project sponsor has provided a geotechnical evaluation report prepared by a California licensed geotechnical engineer.[3] The associated investigation included geotechnical reconnaissance of the project site and surrounding vicinity, along with a review of selected geotechnical data and published geologic maps of the vicinity. Soil, groundwater, geologic, and geotechnical conditions were not found to be beyond what would be considered normal for the area, nor would those conditions adversely impact future development of the subject lot. The report recommended that a full geotechnical investigation with soil borings should be performed at the site. In light of the above, no environmental concerns involving geologic and seismic hazards would be associated with the proposed project.

The final building plans would be reviewed by DBI. In reviewing building plans, DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. The above-referenced geotechnical evaluation would be available for use by the DBI during its review of building permits for the site. Also, DBI could require that additional site specific soils report(s) be prepared in conjunction with permit applications, as needed.

Hazardous Materials. The proposed project would involve subsurface soils work as part of the basement excavation activities. A Phase 1 Environmental Site Assessment (ESA) was conducted on the subject property and concluded that there was no evidence found of the presence or likely presence of any hazardous substances or petroleum products that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, ground water, or surface water.[4] The ESA did not recommend any further investigation of the project site. Therefore, no environmental concerns involving hazardous materials would be associated with the proposed project.

Public Notice and Comment. A "Notification of Project Receiving Environmental Review" was mailed on September 25, 2013, to community organizations, tenants of the affected property, and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. One comment was received from a neighbor expressing concerns regarding illegal vehicular access to the rear of the project site, the project's potential for traffic generation on Cassandra Court, construction access from Cassandra Court, and potential construction dust.

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[3] Earth Mechanics Consulting Engineers. *Report Geotechnical Evaluation 5739 Mission Street San Francisco, California.* February 2013. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case File No. 2012.1454E.

[4] PIERS Environmental Services, Inc. *Phase 1 Environmental Site Assessment Report For: 5739 Mission Street San Francisco, California.* June 2013. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case File No. 2012.1454E.

Responses to Public Concerns. Any complaints regarding non-complying present conditions of the property do not pertain to the environmental effects of the proposed project.

As discussed in the Project Description and Traffic sections, vehicular access to the project site would occur solely from Mission Street during the demolition, construction, and operational phases of the project.

The Air Quality section discusses Construction Dust Control Requirements applicable to the proposed project that would reduce airborne construction dust.

SUMMARY:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Virna Liza Byrd
Project Address: **5735-5743 Mission St.**
Block: 6473 Lot: 038, 039, 040
Case No.: 2006.1227E
Date of Review: January 18, 2007

Planning Department Reviewer:
Sophie Middlebrook
415-558-6372
sophie.middlebrook@sfgov.org

Preparer / Consultant

Name: Harold D. McCray, Jr.
Company:
Address: 1728 Ocean Avenue, #204
San Francisco, CA 94112
Phone: (415) 341-6919
Fax: (415) 276-2339
Email: cyberloans@yahoo.com

Owner

Name: Harold D. McCray, Jr.
Company:
Address: 1728 Ocean Avenue, #204
San Francisco, CA 94112
Phone: (415) 341-6919
Fax: (415) 276-2339
Email: cyberloans@yahoo.com

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description:

The proposed project encompasses three lots on Assessor's Block 6473, and is to demolish the three extant buildings in order to construct 22 new residential units, 2 ground level retail spaces, and one office space. The proposal includes demolition of three existing buildings: the single story commercial building located on Lot 040, a three-story mixed-use building located on Lot 039, and a two-story, 5 unit apartment house located on Lot 038.

Site permit applications have not been submitted for the project.

Pre-Existing Historic Rating / Survey

According to information provided by the County Assessor's office, 5735 Mission Street was constructed in 1957, 5739 Mission Street was constructed in 1906, and 5743 Mission Street was constructed in 1949. For the purposes of CEQA review, the building located at 5739 Mission Street (Assessor's Block 6473, Lot 039) is considered Category B, as it was constructed prior to 1913. None of the three buildings have been included in the California Register, nor are they on the National Register of Historic Places.

The subject buildings are not located within a designated local or national historic district, and they do not appear to be located within a potential historic district.

Historic District / Neighborhood Context

The three subject properties are located in the Crocker Amazon neighborhood, bounded by Whittier Street to the north, Oliver Street to the south, and Brunswick Street to the east.

Much of the building stock that surrounds the subject properties was constructed in the mid-twentieth century. The block-face is characterized by multi-unit, mixed-use buildings with commercial units or garages located at the ground level. In general, buildings are limited in height to one story over garage or two stories over a garage at street level. The subject properties are located in an NC-2 zoning district and a 40x height district. It does not appear that the block is within a potential historic district for the purposes of CEQA.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.
- **District or Context** ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The proposed project includes the demolition of three existing buildings, on of which is considered a Category B buildings for the purposes of CEQA review, based on its 1906 recorded date of construction. Photographs and data from the Department of Building Inspection submitted by the project applicant indicate that the neither of the two buildings located at 5735 Mission and 5743 Mission are historical resources for the purposes of CEQA.

According to information from the County Assessor's office, the center building in the row of the three subject properties was constructed in 1906. The building is a two-story structure with a hipped roof; a roof dormer projects from the center of the roof peak. The upper portion of the front elevation of the building is currently clad in white stucco although both the roof dormer and the side elevations appear to be clad in wood siding. The basic fenestration pattern of the upper floor is intact, with a window in the roof dormer, and two pairs of windows on the front elevation. The ground level of the existing structure does not appear to be original and is clad in green tile. A tall garage entrance anchors the south end of the façade, and a recessed primary entrance, protected by a metal security gate, is located on the north side of the front elevation. One vertically aligned window is aligned north of the primary entrance.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☒ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes:

The building located at 5739 Mission Street does not appear to meet the criteria of significance for eligibility for the California Register. In addition, based on the extensive changes made to the original structure, it does not appear to retain its architectural integrity. A building permit was issued in 1922 to move a cottage on the located on the rear of the lot to the front of the lot, and to add both a new foundation and a new rear porch. In a building permit issued in 1958, the subject building is identified as a one-story, two-family dwelling; it appears that the building was raised sometime between 1958 and 1968, when it is described in a building permit as a two-story, seven-unit apartment building.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below) (Optional) See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: Although none of the three subject buildings appear to be historical resources for the purposes of CEQA, nor do they appear to be located within a potential historic district, any new construction should comply with the zoning requirements for the NC-2 district and should be compatible with the surrounding buildings.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Notes:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

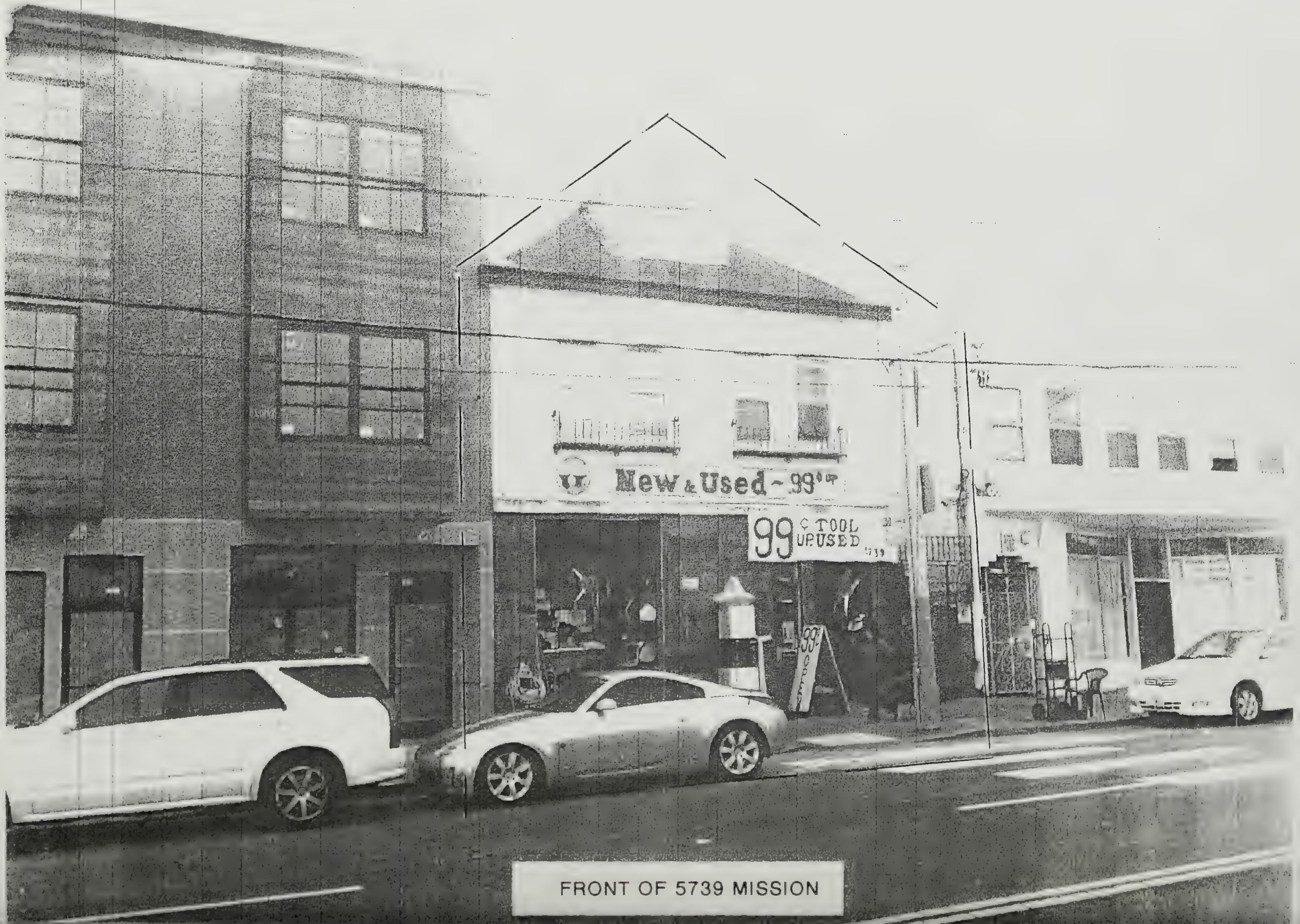
Notes

PRESERVATION COORDINATOR REVIEW

Signature________________ Date 2-5-07

Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File



FRONT OF 5739 MISSION

SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.:	**2012.0262E**
Project Title:	**Geneva Car Barn and Powerhouse - 2301 San Jose Avenue**
Zoning/Plan Area:	Public (P) District 40-X Height and Bulk District Balboa Park Station Plan Area
Block/Lot:	6972/036
Lot Size:	117,804 square feet
Project Sponsor:	Nicole Avril, San Francisco Recreation and Park Department (415) 305-8468
Staff Contact:	Craig Jung – (415) 575-9126 craig.jung@sfgov.org

PROJECT DESCRIPTION:

The proposed project involves adaptive reuse of two contiguous structures on the site: the Geneva Office Building (12,916 square feet) and Power House (3,735 square feet), collectively referred to as the "Geneva Complex." The project sponsor would construct a 40-foot-tall, 19,892 square-foot (sf) youth arts education center, theater and community assembly space. The Geneva Office Building is a two-story-plus-basement, utilitarian building, and the Geneva Power House is a one-story (with mezzanine), industrial building.

[continued on the next page]

EXEMPT STATUS:

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines California Public Resources Code Section 21083.3

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Sarah B. Jones
Environmental Review Officer

November 14, 2013
Date

cc: Nicole Avril, Project Sponsor
Michael Smith, Current Planning Division
Dan Weaver, Friends of the Geneva Car Barn
Supervisor John Avalos, District 11
Virna Byrd, M.D.F.
Historic Preservation Distribution List

GOVERNMENT
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PROJECT DESCRIPTION (CONTINUED):

Project Location and Existing Conditions

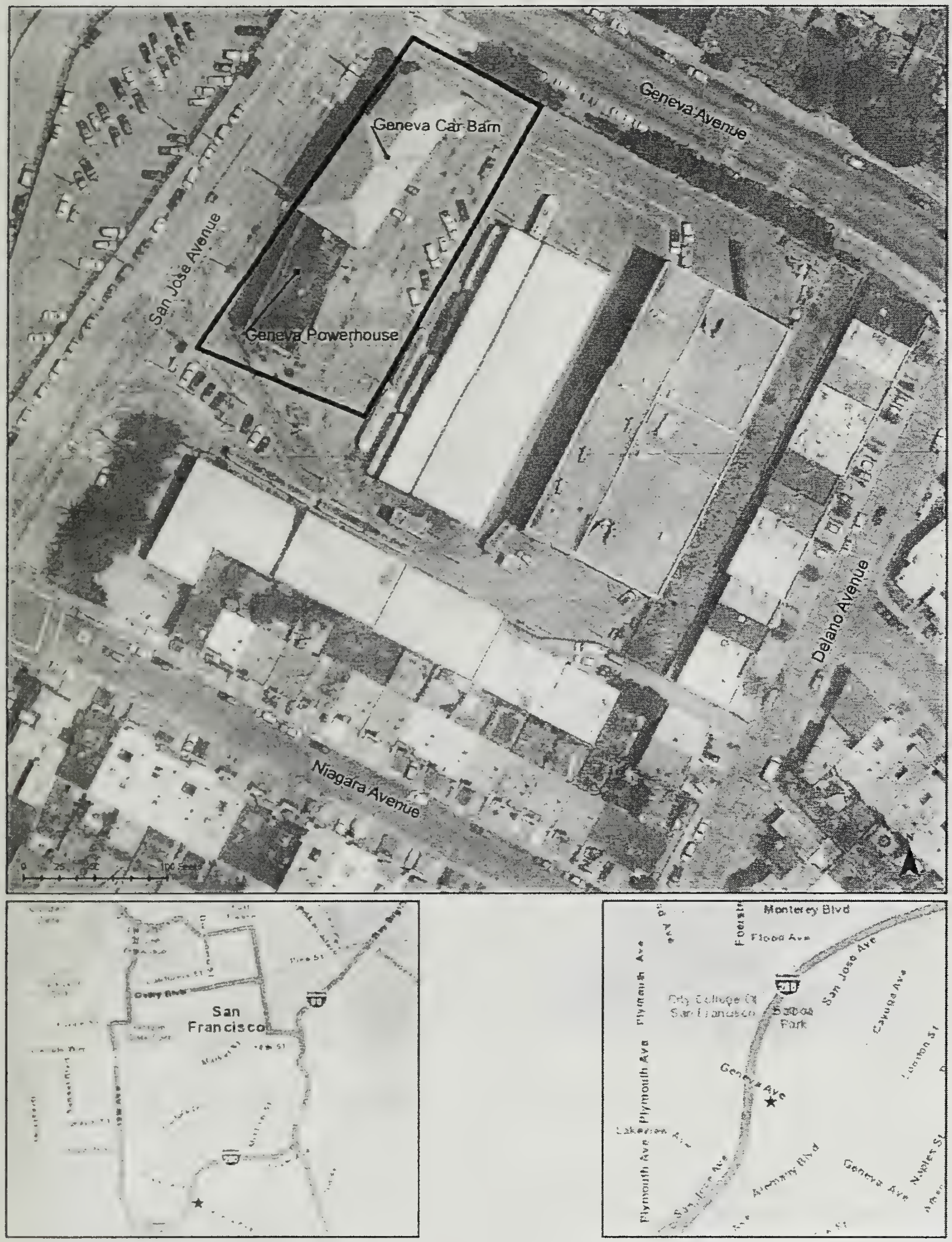
The project site (Assessor Block 6972, Lot 036) is located at 2301 San Jose Avenue on a 117,804 sf lot at the southeast corner of San Jose Avenue and Geneva Avenue on the block bounded by Geneva Avenue to the north, Delano Avenue to the east, Niagara Avenue to the south and San Jose Avenue to the west (Figure 1). Historically, the Geneva Complex served as both the administrative center of the San Francisco rail system (Office Building) and as the power source for all the rail cars (Powerhouse). The project site is also known or referred to as "The Geneva Car Barn and Powerhouse" and will be referred to as such here after.

The project site is on a lot that is 329 feet wide by 373 feet long and has two, contiguous, two-story buildings on the project site: a 40-foot-tall, 50-foot-wide, 12,916-square-foot office building that extends 129 feet along San Jose Avenue and a 30-foot-tall, 37-foot-wide, 3,735 -square-foot powerhouse (historical use) building that extends 92 feet along San Jose Avenue. The Geneva Office Building was constructed in 1901 and the Powerhouse was constructed between 1901 and 1903. At the north and south ends of the two buildings are two sets of train tracks that are used by Muni street cars to access the site. There are no curb cuts but automobile access to the site is provided through the train tracks on the south side of the two buildings. An eight-foot-tall metal fence exists along the perimeter of the project site. Trees are adjacent to the project site along Geneva Avenue in the public right of way. The project site is vacant and is owned by the San Francisco Recreation and Park Department. Based on United States Geological Survey data, the project site elevation is between 215 feet above mean sea level, with a gentle slope to the east. The project site is within a Public (P) Use District and 40-X Height and Bulk District.

Zoning districts in the project vicinity vary (Figure 2). Zoning near and around the project site consists of RH-1, NCT-1, NCT-2 and Public Use Districts. To the west, approximately 338 feet from the project site, is Interstate-280 (I-280) and the land adjacent to I-280 is zoned for Small-Scale Neighborhood Commercial Transit (NCT-2). Abutting the project site to the south and east are Residential-House One Family (RH-1) Use Districts. To the north and across San Jose Avenue from the site is a block consisting of Public (P), Neighborhood Commercial Transit Cluster (NCT-1) and Residential-House One Family (RH-1) Use Districts.

The Balboa Park BART Station, situated in a P Use District, is located at the northwest corner of San Jose and Geneva Avenues across the street from the project site. Other P Use Districts are located north of the project site, and include James Denman Middle School, and the Geneva Avenue Strip public open space. The RH-1 Use District (east, southeast and northeast of the project site) is made up of primarily single-family, one-story over garage houses. The NCT-1 Use District (north of the project site) is made up of primarily single-family, one-story over garage houses except for the corner of Geneva Avenue and San Jose Avenue where a three-story residential over commercial building is situated next to a single-story commercial building. Across the street, west of the project site, is a NCT-2 Use District that is currently a parking lot but would be developed to include residential/commercial uses in the future.

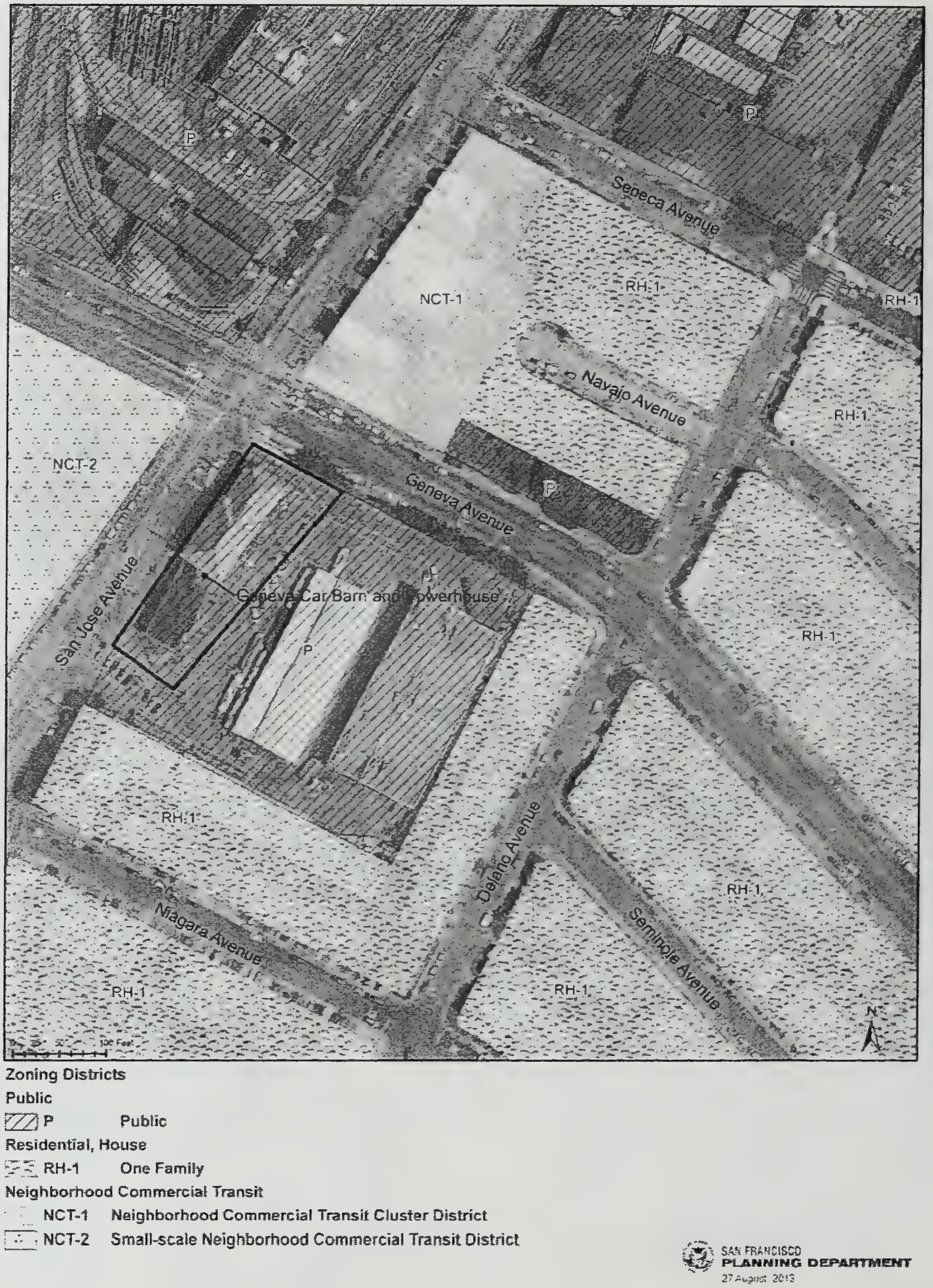
Figure 1



Created by: San Francisco Planning Department
August 07, 2013

SAN FRANCISCO PLANNING DEPARTMENT

Figure 2


P
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Seneca Avenue
NCT-1
RH-1
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Navajo Avenue
RH-1
NCT-2
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Geneva Avenue
San Jose Avenue
Geneva Car Barn and Powerhouse
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Zoning Districts
Public
▨ P Public
Residential, House
RH-1 One Family
Neighborhood Commercial Transit
NCT-1 Neighborhood Commercial Transit Cluster District
NCT-2 Small-scale Neighborhood Commercial Transit District
SAN FRANCISCO PLANNING DEPARTMENT
27 August 2013

Project Characteristics

The Geneva Office Building would contain the youth arts-related training facilities, a movie theater, administrative offices, training kitchen, restaurant and retail space on the ground floor. The Powerhouse would contain a community space and performing arts theater. Within the Office Building a third floor including two mezzanines would be constructed and add 2,400 sf. Within the Powerhouse a 550 sf would be added to serve the movie theater lobby. The basement would add 250sf for ancillary uses, i.e. bathrooms. These additional structures would add 3,200 sf and increase the overall square footage from 16,650 sf to 19,900 sf (Figures 3 and 4).

Significant historic features and finishes of the Geneva Office Building would be restored, an elevator and staircase would be added and all building systems would be brought up to code. This facility would be restored and the exterior massing and envelope will remain. All exterior work will be in accordance with the Secretary of the Interior's Standards.

Construction would last approximately 14-15 months with an anticipated date of occupancy in winter, 2015. Construction phases would occur simultaneously and include soil remediation, excavation, below-grade construction, exterior renovations and glazing, and interior renovations, construction and finishes. The estimated construction cost is $21,000,000.

Project Approvals

The proposed project would require the following approvals, with the Recreation and Park Commission approval of the conceptual design as the Approval Action for the proposed project:

Recreation and Park Commission

- The project would require approval of the conceptual and schematic design.
- The project would require the approval of the Lease Disposition and Development Agreement between the Rec and Park Department and the Friends of the Geneva Car Barn.
- The project would require the approval of the lease.
- The Memorandum of Understanding (MOU) between the Rec and Park Department and San Francisco Municipal Transportation Authority would require approval.

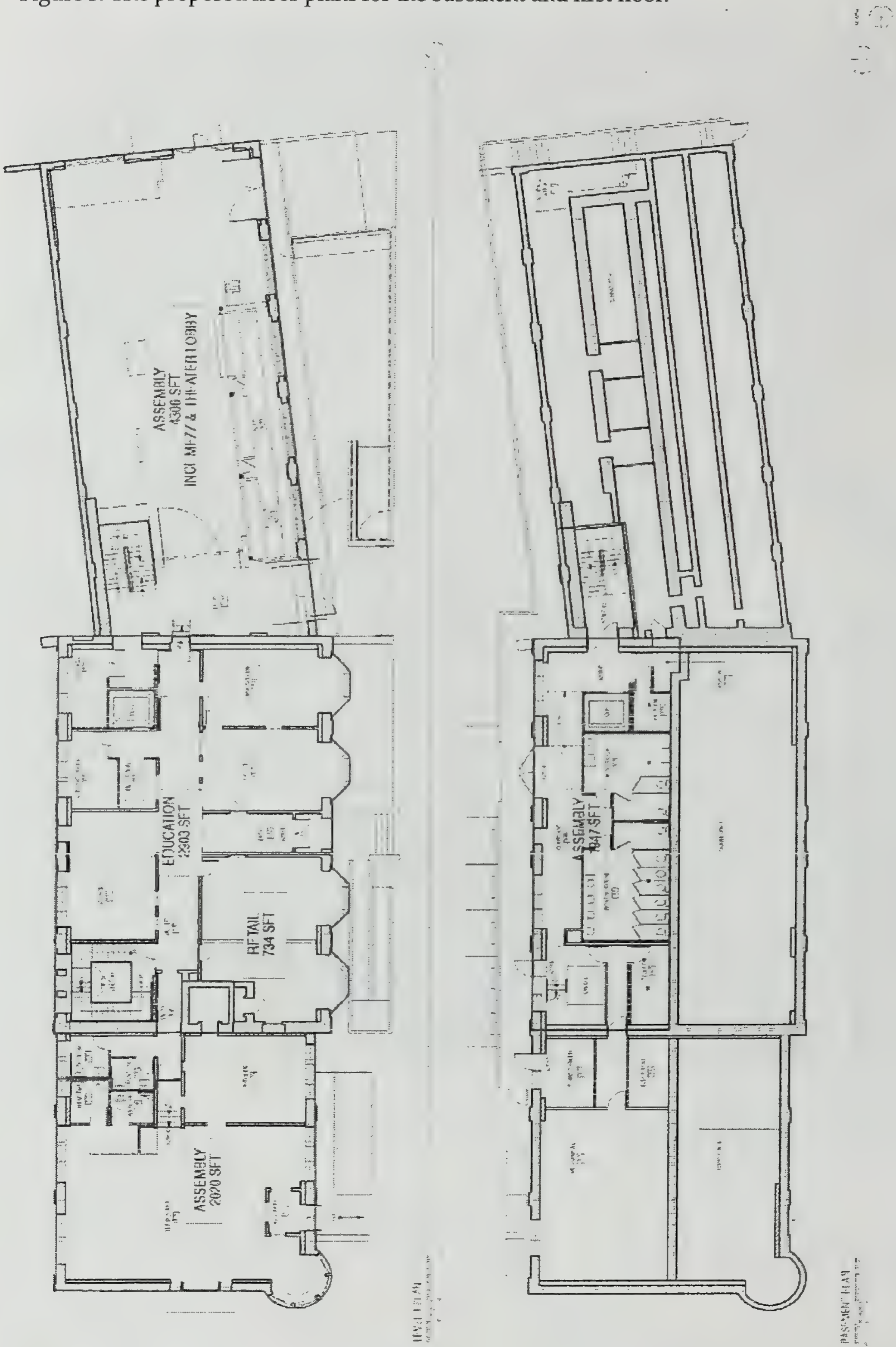
Planning Commission

- The project would require a Conditional Use authorization for the proposed restaurant pursuant to Section 234.2 of the Planning Code.
- A parking variance would be required to eliminate the parking requirement pursuant to Section 151 of the Planning Code.

Historic Preservation Commission

- Certificate of Appropriateness pursuant to Section 1006 of the Planning Code.

Figure 3. The proposed floor plans for the basement and first floor.



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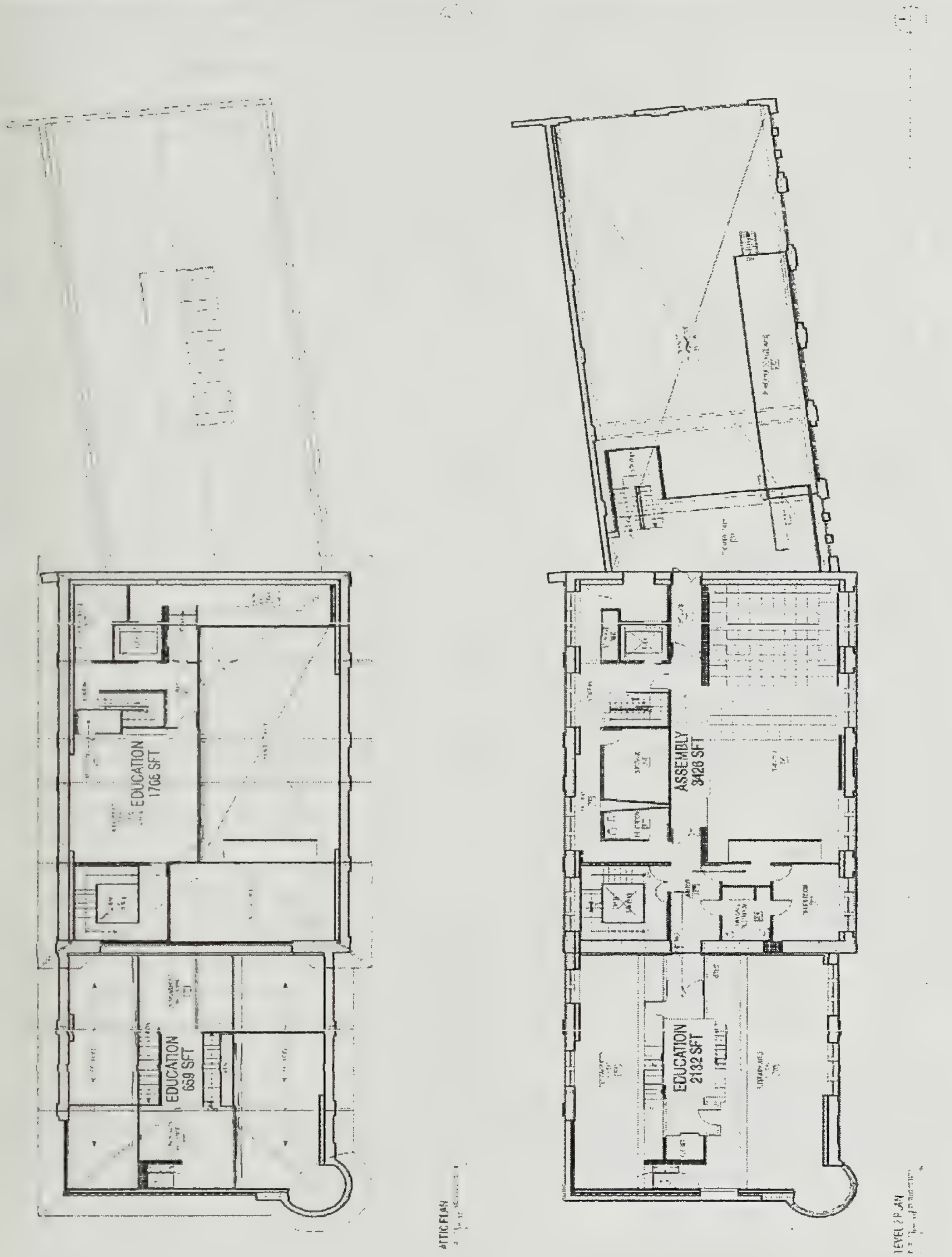
10/30/13

Figure 4. The proposed floor plans for the second floor and attic (3rd level).



Created by: Aidlin Darling Design
10/30/13

REMARKS:

The California Environmental Quality Act (CEQA) State Guidelines Section 15183 provides an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR; and d) are previously identified in the EIR, but are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

This Certificate of Determination (determination) evaluates the topics for which a significant impact is identified in the final programmatic EIR, the *Balboa Park Station Area Plan Final EIR*[1] (FEIR), and evaluates whether the proposed project would result in impacts that would contribute to the impact identified in the FEIR. Mitigation measures identified in the FEIR applicable to the proposed project are identified in the text of the determination under each topic area. The Community Plan Exemption Checklist (Attachment A) identifies the potential environmental impacts of the proposed project and indicates whether such impacts are addressed in the Balboa Park Station FEIR.

This determination assesses the proposed project's potential to cause environmental impacts and concludes that the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already analyzed and disclosed in the *Balboa Park Station Area Plan FEIR*. This determination does not identify new or additional information that would alter the conclusions of the *Balboa Park Station Area Plan FEIR*. This determination also identifies mitigation measures contained in the *Balboa Park Station Area Plan FEIR* that would be applicable to the proposed Geneva Car Barn and Powerhouse project. Relevant information pertaining to prior environmental review conducted for the *Balboa Park Station Area Plan* (Area Plan) is included below, along with an evaluation of potential environmental effects.

Background

After several years of analysis, community outreach, and public review, the *Balboa Park Station Area Plan* was adopted in April 7, 2009. The *Balboa Park Station Area Plan* was adopted in part to encourage and intensify mixed-use housing and neighborhood-serving retail development near transit. The *Balboa Park Station Area Plan* also included changes to existing height and bulk districts in some areas, including the project site.

During the *Balboa Park Station Area Plan* adoption phase, the Planning Commission held public hearings to consider the various aspects of the proposed area plans, and Planning Code and Zoning Map amendments. On December 4, 2008, the Planning Commission certified the *Balboa Park Station Area Plan* FEIR by Motion 17774 and adopted the Preferred Project for final recommendation to the Board of Supervisors.

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[1] *Balboa Park Station Area Plan Final Environmental Impact Report*, Planning Department Case No. 2004.1059E, certified December 4, 2008. The FEIR is on file for public review at the Planning Department, 1650 Mission Street Suite 400 as part of Case No. 2004.1059E, or at: http://www.sf-planning.org/ftp/files/MEA/2004.1059E_Balboa_FEIR_Pt1.pdf.

On April 7, 2009 the Board of Supervisors approved the *Balboa Park Station Area Plan*, and the Mayor signed the legislation for the *Balboa Park Station Area Plan*. It was enacted on May 18, 2009. New zoning districts would encourage residential infill, maintain existing commercial uses, encourage new commercial uses and increase public transportation use.

The *Balboa Park Station Area Plan* FEIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementing the Balboa Park Station Rezoning and Area Plans, as well as the potential impacts of the proposed alternative scenarios. The *Balboa Park Station Area Plan* Draft EIR evaluated three alternatives, the Area Plan with Transportation Improvements, the Area Plan with No Transportation Improvements, and No Project. The Planning Commission adopted the Area Plan with Transportation Improvements as the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the FEIR.

The *Balboa Park Station Area Plan FEIR* identified a significant and unavoidable impact to cultural architectural resources and transportation and circulation. The *Balboa Park Station Area Plan FEIR* included analyses of environmental issues including: land use; population, housing and employment (growth inducement); transportation and circulation; noise; air quality; shadow; archeological resources; historic architectural resources; greenhouse gas emissions; and water quality and hydrology. The Initial Study included analyses of visual resources; utilities and public resources; biological resources; geology; energy and natural resources and hazardous materials.

The Geneva Car Barn and Powerhouse are located in the Transit Station Area Subarea of the *Balboa Park Station Area Plan*, which retains the project site's P (Public) Use District zoning but changed the height district of the site from 105 feet to 40 feet. The Area Plan rezoned other areas of the Transit Station Area Subarea from a RH-1 (One-Family) and NC-2 (Small-Scale Neighborhood Commercial) Use District to a NCT (Neighborhood Commercial Transit) Use District.

Individual projects that could occur in the future under the *Balboa Park Station Area Plan* will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project is consistent with and was partially analyzed in the *Balboa Park Station Area Plan FEIR*. Further, this determination finds that the *Balboa Park Station Area Plan FEIR* adequately anticipated and described the impacts of the proposed project, and identified the applicable mitigation measures. Planning Department staff has determined that the proposed project is consistent with the *Balboa Park Station Area Plan* FEIR Plan and satisfies the requirements of the General Plan and the Planning Code.[2,3] Therefore, no further CEQA evaluation for the Geneva Car Barn and Powerhouse project is necessary.

Potential Environmental Effects

The following discussion demonstrates that the Geneva Car Barn and Powerhouse project would not result in significant impacts beyond those analyzed and disclosed in the *Balboa Park Station Area Plan* FEIR, including project-specific impacts related to cultural resources, transportation and circulation, noise, air quality, and hazardous materials.

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[2] Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 2301 San Jose Avenue - Geneva Car Barn. This document is on file and available for review as part of Case File No. 2012.0262E at the San Francisco Planning Department, 1650 Mission Street, Suite 400

[3] Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Neighborhood Analysis, 2301 San Jose Avenue - Geneva Car Barn. This document is on file and available for review as part of Case File No. 2012.0262E at the San Francisco Planning Department, 1650 Mission Street, Suite 400

Cultural Resources

Archeological Resources

The *Balboa Park Station FEIR* identified potential archeological impacts due to the lack of survey and data collection required to identify the location of specific pre-historic and historic archaeological resources within the entire project area. Two archeological mitigation measures were proposed that would reduce impacts to archeological resources to a less-than-significant level. *Balboa Park Station Area Plan* FEIR Mitigation Measure AM-1 - Accidental Discovery: applies to projects involving activities including excavation, construction of foundations, soils improvement/densification, and installation of utilities or soils remediation resulting in soils disturbance/modification to a depth of 4 feet or greater below ground surface. Mitigation Measure AM-2 - Accidental Discovery: applies to any project involving any soils-disturbing activities greater than 10 feet in depth, including excavation, installation of foundations or utilities or soils remediation, and to any soils-disturbing project of any depth within the Phelan Loop and Kragen Auto Parts Sites, the east side of San Jose between Ocean and Geneva Avenues, and the Upper Yard Parcel.

The proposed project would require approximately four feet to ten feet of excavation and soil remediation. Therefore, Mitigation Measure AM-1 would apply to the proposed project.

The project would not require more than ten feet of excavation. Therefore, the project would not be subject to Mitigation Measure AM-2.

Finally, review by the San Francisco Planning Department Staff Archaeologist determined the proposed project would have "no effect to archaeological resources."

With Project Mitigation Measures 1, the proposed project would not result in significant impacts that were not identified in the *Balboa Park Station Area Plan FEIR* related to archeological resources.

> Project Mitigation Measure 1 – Accidental Discovery (Mitigation Measure AM-1 of the Balboa Park Station Area Plan FEIR). The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried historical resources as defined in CEQA Guidelines Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities contractor involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.
>
> Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.
>
> If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains

sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

Historical Architecture

The *Balboa Park Station Area Plan FEIR* anticipated that implementation of the Area Plan may result in the demolition of buildings identified as contributors to a historic district. The FEIR determined that a cumulative significant impact to historic resources would occur due to the loss of contributing buildings and the construction of considerably taller infill buildings in their place and on other sites within the potential district. The loss of specific buildings could eliminate the integrity of the potential district (i.e., its ability to convey its historic significance through survival of original features) such that potential the Ocean Avenue Neighborhood Commercial District could no longer be justified. The FEIR did not recommend any mitigation measures to address this impact. This unavoidable impact was addressed in a Statement of Overriding Considerations with Findings and adopted as part of the *Balboa Park Station Area Plan* approval on December 4, 2008.

The *Balboa Park Station Area Plan FEIR* identified the Geneva Office Building as a historic resource due to its inclusion in Article 10 of the San Francisco Planning Code, the City's landmarks preservation ordinance. The Geneva Office Building is San Francisco Designated Landmark no. 180.[4] Accordingly, as part of the environmental review for the proposed Geneva Car Barn and Powerhouse project, San

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[4] The Geneva Office Building and not the Geneva Powerhouse is presumed to be a historical resource under CEQA as a locally designated resource under Article 10 of the Planning Code (City Landmark #180). The San Francisco Board of Supervisors made this designation with Ordinance Number 555-85.

Francisco Planning Department historical preservation staff evaluated the project's impact on historical resources. The following is a summary of the staff's analysis.[5]

The Geneva Car Barn and Powerhouse are not located within the potential Ocean Avenue Neighborhood Commercial Historic District or the potential Balboa Park Historic District. As such, the proposed project would not have a significant impact on the potential historic districts.

The FEIR analyzed the impact of the Area Plan on the Geneva Office Building. The FEIR indicated that the Area Plan does not include any specific development proposal for the project site. However, the Area Plan envisions rehabilitation and reuse of the landmark Geneva Office Building as a "primary activity generator for the station area." The Area Plan reduced the existing 105-foot height limit to 40 feet, which maintains the existing height of the Geneva Office Building and further ensures the building is preserved. This downzoning would reduce development pressures on the site by reducing the likelihood that the site would be redeveloped with a new building or addition that would be out of scale and character with the existing building. Any proposal for exterior alteration or demolition of the resource would require review under Article 10 of the Planning Code, and project-level analysis under CEQA to evaluate the significance of impacts on the historical resource.

The project site contains several structures including a metal building for train maintenance, constructed in 2009, a parking lot and a Muni car storage yard. The Geneva Office Building and Power House historically served as both the administrative center of the San Francisco rail system and as the power source for all the rail cars, respectively.

The first structure, the Geneva Office Building, is a two-story (plus basement), 12,916-sf utilitarian building, designed by the Reid Brothers Architects, and constructed in 1901. The building is reinforced concrete and brick, with a brick and wood trim exterior, built in the Roman-Renaissance Revival style. This building was also historically known as the S.F. & San Mateo Railroad Company Office Building. The S.F. & San Mateo Railroad Co., the first tenant of the building, is historically significant as a component of the electrical railway system in San Francisco at the turn of the century.

The second structure is the Geneva Power House, a two-story, 3,735-sf industrial building which was constructed sometime between 1901 and 1903. It is thought that the Reid Brothers Architects may have executed the design for this building; however, this is unconfirmed. The Geneva Power House contained the electrical transformers that powered San Francisco's electric rail cars. The Power House was significantly damaged in the earthquake of 1906, including collapse of the entire second story. The repairs to the Power House resulted in significant alterations to the building's original appearance. For this reason, the Geneva Office Building was designated by the Board of Supervisors as San Francisco Landmark No. 180, and the Power House was not included.

San Francisco Planning Department Historical Preservation staff determined that the proposed project would not have a significant adverse impact upon the Geneva Office Building such that the significance of the building would be materially impaired, nor would the proposed project cause a significant adverse impact to a California Register-eligible historic district. The proposed project would adaptively reuse the Geneva Office Building and the Geneva Power House. The exterior massing and building envelope would remain. The significant historic exterior features and finishes would be restored. Any additions to the historic building would not impair nor encroach upon the structural significance of the building.

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[5] Michael Smith, San Francisco Planning Department, Historic Resource Evaluation Response, January 11, 2013. This evaluation is available for review as part of Case file No. 2012.0262E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

Rehabilitation rather than replacement would be incorporated when possible. All rehabilitation and cleaning techniques would not damage the historical characteristics of the building. The project sponsor would conduct all work in accordance with the Secretary of the Interior's Standards.

In light of the above, the proposed project would not significantly impact San Francisco Designated Landmark no. 180.

Transportation and Circulation

The *Balboa Station Area Plan FEIR* anticipated that growth resulting from the zoning changes and transportation improvements could result in significant transportation and circulation impacts and identified mitigation measures. These impacts were found to be significant and unavoidable because cumulative traffic impacts at certain local intersections and the cumulative impacts on Muni K-Ingleside transit line could not be fully mitigated to less-than-significant levels. These impacts were addressed in a Statement of Overriding Considerations with Findings and adopted as part of the *Balboa Park Station Area Plan* approval on December 4, 2008.

The Balboa Park Station Area Plan FEIR proposed a mitigation measure to alter traffic signal timing for the Ocean Avenue/San Jose Avenue and Ocean Avenue/I-280 NB on-ramp intersections. In order to improve operating conditions to acceptable levels at the Ocean Avenue/I-280 NB on-ramp intersection, on-street parking would need to be removed from the westbound approach to the intersection in order to stripe an exclusive right-turn lane. Five seconds of green time would also need to be shifted from the westbound movement to the eastbound left-turn movement in order to accommodate the increased eastbound left-turn volume. Operating conditions at Ocean/San Jose Avenue intersection could improve by adding eight seconds of green time, which would need to be shifted from the north-south permitted phase to the east-west permitted phase to accommodate the increased east-west volume. Since implementing the proposed mitigation measures would involve the San Francisco Municipal Transportation Agency (SFMTA) assessment and approval it is uncertain that the measure is feasible to mitigate significant impacts to a less-than-significant level.

Trip Generation

Trip generation of the proposed project was calculated using information in the 2002 Transportation Impacts Analysis Guidelines for Environmental Review (SF Guidelines) developed by the San Francisco Planning Department.[6] The proposed project would generate approximately 184 person trips (inbound and outbound) on a weekday daily basis during the PM peak hours of 5:00 to 6:00, consisting of 119 person trips by auto, 22 transit trips, and 43 trips by other modes. During the p.m. peak hour, the proposed project would generate an estimated 64 vehicle trips (accounting for vehicle occupancy data for this Census Tract). Due to the project's location near major transit routes, this is likely a conservative estimate of vehicle trips.

Traffic

Intersection operating conditions are characterized by the concept of Level of Service (LOS), which ranges from A to F and provides a description of an intersection's performance based on traffic volumes, intersection capacity, and vehicle delays. LOS A represents free flow conditions, with little or no delay, while LOS F represents congested conditions, with extremely long delays; LOS D (moderately high delays) is considered the lowest acceptable level in San Francisco. Implementing the Area Plan would impact the intersections discussed below because they would experience significant loss of service (LOS) levels, E -F.

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[6] CHS Consulting Group, *Transportation Memo for Geneva Car Barn and Powerhouse Trip Generation Study*, August 13, 2013. This document is available for review as part of Case file No. 2012.0262E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

The proposed project is located in the Transit Station Area Subarea, which the *Balboa Park Station Area Plan FEIR* included in the traffic analysis (existing and 2025 operating conditions) based on proposed development plan options. During weekday p.m. peak hour conditions under the 2025 Area Plan the LOS at the following intersections would deteriorate: Ocean Avenue/I-280 northbound (NB) on-ramp is anticipated to change from LOS C to LOS F; Ocean Avenue/San Jose Avenue intersection[7] is anticipated to change from LOS C to LOS F; Geneva Avenue/I-280 northbound and southbound (SB) ramps intersection is anticipated to change from LOS C to LOS F; and Ocean Avenue/Geneva Avenue/Phelan Avenue intersection is anticipated to change from LOS B to LOS F. The intersection of Ocean Avenue and Junipero Serra Boulevard is anticipated to change from LOS D to F under the 2025 Area Plan. The proposed project would not contribute to the traffic-related impacts at this intersection because the two locations are 1.7 miles apart.

The signalized intersection at Ocean Avenue/I-280 NB on-ramp intersection (approximately one block to the north of the project site) during p.m. peak hour operates a LOS C under existing (baseline) conditions and implementing the Area Plan would deteriorate to LOS F. Additional vehicle trips from the proposed project are estimated to be an average of one vehicle per alternate signal cycle. This is a minimal contribution to the increased number of vehicles anticipated at this intersection. Therefore, the proposed project would not make a substantial contribution at this intersection and no mitigation measures would apply.

The signalized intersection at Ocean Avenue/San Jose Avenue (approximately one block to the north of the project site) during p.m. peak hour operates at LOS C under existing (baseline) conditions and implementing the Area Plan would deteriorate to LOS F under 2025 weekday p.m. peak hour operating conditions. Additional project-related trips are estimated to be an average of one vehicle per alternate signal cycle, but would not add substantial demand at the intersection. Therefore, the proposed project would not make a substantial contribution to the significant impact at this intersection and no mitigation measures would apply.

The signalized intersection at Geneva Avenue/I-280 northbound and southbound ramp intersection (one block away to the west of the project site) operates at LOS C under existing (baseline) conditions and implementing the Area Plan would cause the intersection to deteriorate to LOS F. The proposed project would contribute an average of one vehicle per alternate signal cycle. This would be a minimal contribution to the increased number of vehicles expected at this intersection. Therefore, the proposed project would not make a substantial contribution to the significant impact at this intersection and no mitigation measures would apply.

The signalized intersection at Ocean Avenue/Geneva Avenue/Phelan Avenue (four blocks northwest of the project site) currently operates at LOS B under existing (baseline) conditions and implementing the Area Plan would cause the intersection to deteriorate to LOS F. Changes to the intersection due to adding corner sidewalk bulbs, removing a channelized right-turn pocket and the elimination of a westbound vehicle travel lane from constructing a new segment of bicycle lane would contribute to the traffic congestion. The proposed project would contribute an average of one vehicle per alternate signal cycle. This is a minimal contribution to the increased number of vehicles anticipated at this intersection. Therefore, the proposed project would not make a substantial contribution to the significant impact of the Area Plan at this intersection and no mitigation measures would apply.

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[7] Ocean Avenue/San Jose Avenue would operate at LOS F with or without implementation of the Area Plan.

Given that the proposed project would add approximately 64 p.m. peak hour vehicle trips to surrounding intersections, it is not anticipated to substantially increase traffic volumes at these or other nearby intersections, nor substantially contribute to the average delay that would cause these intersections to deteriorate to unacceptable levels of service. The proposed project's contribution of 64 p.m. peak hour vehicle trips would not be a substantial proportion of the overall traffic volume or the new vehicle trips generated by the *Balboa Park Station Area Plan* projects, should they be approved. Therefore, the proposed project would not result in a project-specific traffic impact.

Freeway Ramp Operating Conditions

The Area Plan proposed changing to a single-point interchange, where there would be only one on- and off-ramp for each freeway mainline direction. The Geneva Avenue/I-280 NB on-ramp would be eliminated and the I-280 SB off-ramps to Geneva Avenue and Ocean Avenue would be combined into one off-ramp at Geneva Avenue. Overall, the revised freeway on-ramps are expected to operate at LOS D, with conditions similar to the current configuration. At the study off-ramps, with the proposed lane configurations, queues can be expected to spill back onto I-280, which would cause operations to deteriorate to LOS F, a significant impact on freeway mainline conditions. At the program level of analysis, feasible mitigation measures cannot be identified or developed to address the effects to mainline conditions as a result of the proposed consolidation of the off-ramps. Therefore, a Statement of Overriding Considerations related to the significant and unavoidable cumulative (2025) traffic impact was adopted as part of the EIR certification and project approval on December 4, 2008.

The proposed project would provide minimal contributions to the mainline traffic queues related to the Geneva Avenue/I-280 off-ramp. Therefore, the proposed project would not make a substantial contribution to the significant impact regarding the I-280 mainline operating conditions.

Transit

The *Balboa Park Station Area Plan FEIR* identified a significant and unavoidable cumulative impact relating to increases in transit ridership due to the Area Plan rezoning, population increase, and infill development. Implementation of the Area Plan would contribute about 6 percent to the future ridership on the K-Ingleside line at the maximum load point, increasing the already exceeded capacity utilization from 100 percent to 106 percent during the p.m. peak period. There is no mitigation measure proposed to address the impact related to increased ridership, and therefore, was found to be significant and unavoidable.

The proposed project is estimated to add 22 p.m. peak hour transit person trips occurring in the p.m. peak hour. The project site is served by other local and regional transit lines including BART, Muni Metro lines (J-Church and M-Oceanside) and Muni bus lines (8x-Bayshore Express, 8BX-Bayshore B Express, 26-Valencia, 29-Sunset, 43-Masonic, 49-Van Ness-Mission, 54-Felton, 88 BART Shuttle and 91-Owl) and therefore, the additional project-related P.M. peak hour transit trips would likely be accommodated on existing routes, and would result in a less-than-significant impact to transit services. For the above reasons, the proposed project would not result in transit-related peculiar impacts that were not identified and analyzed in the *Balboa Park Station Area Plan FEIR.*

In conclusion, the proposed project would not have peculiar transportation circulation impacts that were not evaluated and identified in the *Balboa Park Station Area Plan FEIR.*

Noise

The *Balboa Park Station Area Plan Initial Study* (IS) identified potential significant noise impacts from short-term and long-term construction-related activities. The *Balboa Park Station Area Plan FEIR* identified potential significant noise and vibration impacts related to exposing occupants of new residential development in close proximity to high traffic roadways such as I-280, Ocean, Geneva, San Jose and Phelan Avenue. The IS determined that compliance with San Francisco Noise Ordinance (Article 29 of the Police Code) would mitigate potential construction noise impacts to a less-than-significant level. Two mitigation measures, N-1 and N-2, were proposed in the *Balboa Park Station Area Plan FEIR*. Both mitigation measures are specific to new residential development related to implementation of the Area Plan.

Since the proposed project would not construct new dwelling units that could be exposed to excessive ambient noise levels or create new noise-generating uses the project would result in less-than-significant noise impacts and would not have peculiar impacts.

Air Quality

The *Balboa Park Station Area Plan IS* identified a significant construction-related air quality impact and determined that Mitigation Measure AQ-1, which specified construction dust control measures, would reduce the effects to a less-than-significant level. Subsequent to publication of the IS, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Construction Dust Control Ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection. Construction activities from the proposed project would result in dust, primarily from ground-disturbing activities.

The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would avoid any significant potential construction-related air quality impacts. As a result, the proposed project would not have significant impacts related to the generation of construction dust.

The Balboa Station Area Plan FEIR identified potentially significant air quality impacts related to exposing future new residential uses near roadways with elevated pollutant levels, diesel particulate matter and PM_{10}. These significant impacts would conflict with the applicable air quality plan at the time, the *Bay Area 2005 Ozone Strategy. The Balboa Station Area Plan FEIR* identified one mitigation measure that would reduce air quality impacts to less-than-significant levels.

The *Balboa Park Station Area Plan* FEIR determined that Mitigation Measure AQ-2 would reduce effects to a less-than-significant level. Mitigation Measure AQ-2 would not apply because the proposed project does not include residential units.

For the above reasons, significant air quality impacts would not result from the proposed project.

Hazardous Materials

The *Balboa Park Station Area Plan Initial Study* determined that during excavation, grading, and dewatering activities, hazardous materials could be encountered in the soil or groundwater, resulting in the potential exposure of workers, the public, and the environment to hazardous materials, which would be a significant impact.

Potential impacts from the proposed project would be the result of the exterior/interior renovations, excavation and change of use from industrial to institutional. The exterior/interior renovations would likely result in potential exposure of workers or the community to hazardous building materials during renovation and construction. The previous industrial use would require further investigation, soil remediation, and is subject to the Maher Ordinance due to the past industrial use and the change of use from industrial to institutional.

There are four mitigation measures from the IS but only two of the measures would apply because one measure addresses naturally occurring asbestos and the other is specific to the Kragen Auto Parts Site development project. The project site is not located on top of serpentine rock formations, which are the primary source of naturally occurring asbestos in San Francisco. In accordance with the *Balboa Park Station Area Plan FEIR* requirements, the project sponsor has agreed to implement Project Mitigation Measures 3 and 4, below.

Implementation of Project Mitigation Measure 3 would minimize worker, public, and environmental exposure to hazardous materials in the soil or groundwater during construction and would be less than significant.

> Project Mitigation Measure 3 – Phase I, Environmental Site Assessment (Mitigation Measure HM-1 of the *Balboa Park Station Area Plan FEIR)*. Development projects in the *Balboa Park Station Area Plan* Project Area that include excavation, shall prepare a site-specific Phase I Environmental Site Assessment for sites not subject to regulatory closure prior to development. The site assessment shall include visual inspection of the property; review of historical documents; and review of environmental databases to assess the potential for contamination from sources such as underground storage tanks, current and historical site operations, and migration from off-site sources. If the Phase I Environmental Site Assessment indicates that a release of hazardous materials could have affected soil or groundwater quality at the site, follow up investigations and possibly remediation shall be conducted in conformance with state and local laws, regulations, and guidelines.

Project Mitigation Measure 3 has been met due to the project site being located within the Maher zone, the historic industrial use at the site and the change of use from industrial to institutional. As such, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6.

The Geneva Car Barn and Powerhouse property is listed on various hazardous materials databases. The databases included the emissions inventory data (EMI), Resource Conservation and Recovery Act small quantity generator (RCRA SQG), facility and manifest data (HAZNET), historical hazardous waste and substance site (HIST CORTESE), leaking underground storage tank (LUST), facility index system (FINDS) and historical underground storage tank (HIST UST). An underground storage tanks (UST) existed on the project site.

The Phase I ESA prepared for the project[8] identified several potentially recognized environmental conditions (REC's) in connection with the prior uses of the site and adjacent properties required assessment to determine potential presence at the site. Historically the office building was used by SFMTA for offices and boarding of transit agency workers. The powerhouse structure housed fuel oil powered electric generators that provided power for electric street cars. The southwest end of the powerhouse contained a former oil storage area that may be contaminated with petroleum oil, which could allow for vapor intrusion from aromatic volatile organic compounds into the powerhouse structure. Chlorinated volatile organic compounds (VOCs) in the breathing air of the office building and powerhouse used off-site may be present. In the powerhouse, the oil stains on the concrete floor suggest the possible presence of poly chlorinated biphenyls (PCB), which may also be found in fluorescent light ballasts and various electric components throughout both buildings. Mercury from old thermostats may be present in the office building. Lead based paint (LBP) and asbestos containing building materials (ACBM) may be present in both buildings.

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[8] Ecology and Environment, Inc., Phase I Environmental Site Assessment for Geneva Car Barn and Powerhouse, 2301 San Jose Avenue, City and County of San Francisco, California, February 2012. A copy of this document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2012.0262E.

The Phase I report concluded that a Phase II would be required. The Phase II required the development of a field sampling plan to conduct subsurface investigation of the project site.[9]

The Phase II determined the following information. Total petroleum hydrocarbons such as motor oil (TPH-mo) were detected at concentrations exceeding the project screening level in two samples collected from the ½ foot sampling taken from the asphalt pavement. No associated indications of contamination such as staining and odor were noted in the samples suggesting that due to the shallow samples obtained the TPH-mo is most likely associated with the asphalt pavement and not contamination. No further soil testing for TPH-mo is required.

Benzene, a VOC, was the only constituent of potential concern (COPC) from all the indoor air samples obtained that was above the screening levels. It was detected in all the indoor air samples. The source of the VOCs was found to be from an off-site source. No further assessment of VOCs in indoor air at the site is required.

Testing for mercury vapor concentrations determined that it was below the 3,000 ng/m3 screening level. This level is considered acceptable for occupancy of a structure in an occupational or commercial setting after a spill where mercury is not usually handled. The Agency for Toxic Substances and Disease Registry considers this concentration of mercury vapor to be safe and acceptable for indoor air where shorter exposure time typical of most work places provided no visible mercury is present after a spill has been cleaned up.

Lead and asbestos in paint and construction materials are present at concentrations that require special handling and/or disposal and specialized worker training disturbed during the renovation.

Concrete chip samples showed that concentrations of PCBs are below the project screening level of 50 mg/kg. This level is considered to be adequate when determining whether PCB-contaminated concrete will require handling and disposal. Since the land use will change from the original power plant, remediation is required in accordance with 40 CFR Part 761.

The potential presence of PCBs in fluorescent light ballasts and in various electrical components in the office building and in the basement of the powerhouse is a REC that would be addressed by a qualified contractor before renovation of the site.

Recommendations, in terms of pre-renovation requirements, based on review of current and historical laboratory analytical results presented in the Phase I and II reports were provided. Fluorescent light ballasts and electrical components throughout the office building and powerhouse would be collected and recycled or disposed of, based on whether or not they contain PCBs. Mercury-containing switches would be collected from wall thermostats in the office building by a contractor licensed and trained to handle and dispose of hazardous waste. LBP, ACM and lead-based material would be abated and waste material disposed of in accordance with all applicable regulations. Stained areas of concrete in the powerhouse would be cleaned and waste materials disposed of in accordance with 40 CFR Part 761.

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[9] Ecology and Environment, Inc., Field Sampling Plan for Targeted Brownfields Assessment of Geneva Car Barn and Powerhouse, 2301 San Jose Avenue, City and County of San Francisco, California, April 2012. A copy of this document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2012.0262E.

A site mitigation plan (SMP) was prepared and presented mitigation measures recommending how to handle risks to the environment, to workers' and project site users' health and safety from the presence of metal and petroleum related contamination in the soil.

As of August 24, 2013, remediation of any subsurface contamination is required by ordinance under the authority provided in Health Code Article 22A (the Maher Ordinance), which is administered by the Department of Public Health (DPH). Similarly to Mitigation Measure HM-1 (Project Mitigation Measure 3) from the FEIR, the Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I ESA that meets the requirements of Health Code Section 22.A.6. These steps are required to be completed prior to the issuance of any building permit. Therefore, Mitigation Measure HM-1 is now required by law, and would ensure that remediation of any subsurface soil contamination occurs, resulting in a less-than-significant impact with respect to hazardous materials. Since the project sponsor already complied with the Maher Ordinance, the proposed project would result in less-than-significant hazardous materials impacts from exposing construction workers, the public, and the environment to contaminated soil and groundwater.

Building renovation may lead to the exposure of workers and the public to PCBs and DEHP. Project Mitigation Measure 4 would minimize worker, public and environmental exposure to hazardous materials during construction. Implementation of Project Mitigation Measure 4 would reduce potential exposure to PCBs and DEHP to a less-than-significant level.

> **Project Mitigation Measure 4 - Hazardous Building Materials (Mitigation Measure HM-2 of the *Balboa Station FEIR*.** The project sponsors of future development in the Project Area that include demolition shall ensure that any equipment containing PCBs or DEHP, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation or demolition, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, such as asbestos-containing building materials, either before or during work, shall be abated according to applicable federal, state, and local laws.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on July 27, 2013 to adjacent occupants and owners of properties within 300 feet of the project site.

The Planning Department received comments in response to the notice. Concerns raised include the absence of off-street parking for the project, potential light pollution effects from the type and amount of lighting for the new buildings, loitering in the surrounding neighborhoods, the type of uses and occupants using the new community space, changes to Muni train storage, access changes to Muni train yard due to the project, estimated construction time, hours of operation for construction, hours of operation for the new facility, and whether there will be a public hearing for the proposed project.

Concerns and issues raised in the public comments on the environmental review are discussed in the corresponding topical sections of this CPE. No significant, adverse environmental impacts from issues of concern have been identified. Comments that do not pertain to physical environmental issues and comments on the merits of the proposed project will be considered in the context of project approval or disapproval, independent of the environmental review process. While local concerns or other planning considerations may be grounds for modifying or denying the proposal, in the independent judgment of the Planning Department, there is no substantial evidence that the proposed project could have a significant effect on the environment.

Conclusion

The *Balboa Park Station Area Plan* FEIR incorporated and adequately addressed all potential impacts of the proposed Geneva Car Barn and Powerhouse project. As described above, the Geneva Car Barn and Powerhouse project would not have any additional or peculiar significant adverse effects not examined in the *Balboa Park Station Area Plan* FEIR, nor has any new or additional information come to light that would alter the conclusions of the *Balboa Station Park Area Plan* FEIR. Thus, the proposed Geneva Car Barn and Powerhouse project would not have new significant or peculiar effects on the environment not previously identified in the *Balboa Station Area Plan* FEIR, nor would any environmental impacts be substantially greater than described in the *Balboa Park Station Area Plan* FEIR. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, in addition to being exempt from environmental review under Section 15183 of the CEQA Guidelines, the proposed project is also exempt under Section 21083.3 of the California Public Resources Code.

Attachment A
Community Plan Exemption Checklist

Case No.:	2012.0262E
Project Title:	**Geneva Car Barn and Powerhouse - 2301 San Jose Avenue**
Zoning:	Public (P) District 40-X Height and Bulk District Balboa Park Station Plan Area
Block/Lot:	6972/036
Lot Size:	122,717 square feet
Plan Area:	Balboa Park Station Plan Area
Project Sponsor:	Nicole Avril, San Francisco Recreation and Park Department (415) 305-8468
Staff Contact:	Craig Jung – (415) 575-9126 craig.jung@sfgov.org

A. PROJECT DESCRIPTION

The proposed project involves adaptive reuse of two contiguous structures on the site; the Geneva Office Building (12,916 sf) and Power House (3,735 sf), collectively referred to as the "Geneva Complex." Historically, the Geneva Complex served as both the administrative center of the San Francisco rail system (Office Building) and as the power source for all the rail cars (Powerhouse). The project sponsor would construct a 40 foot, 19,892 square-foot (sf) youth arts education center, theater and community assembly space. The Geneva Office Building, is a two-story (plus basement), utilitarian building, and the Geneva Power House is a one-story (with mezzanine), industrial building.

The Geneva Office Building would contain the youth arts-related training facilities, a movie theater, administrative offices, training kitchen, restaurant and retail space on the ground floor. The Powerhouse would contain a community space and performing arts theater. Within the Office Building a third floor including two mezzanines would be constructed and add 2,425 sf. Within the Powerhouse a 571 sf would be added to serve the movie theater lobby. The basement would add 245 sf for ancillary uses, i.e. bathrooms. These additional structures would add 3,241 sf and increase the overall square footage from 16,651 sf to 19,892 sf.

B. EVALUATION OF ENVIRONMENTAL EFFECTS

This Community Plan Exemption (CPE) Checklist examines the potential environmental impacts that would result from implementation of the proposed project and indicates whether any such impacts are addressed in the applicable programmatic final EIR (FEIR) for the plan area. Items checked "Sig. Impact Identified in FEIR" identify topics for which a significant impact is identified in the FEIR. In such cases, the analysis considers whether the proposed project would result in impacts that would contribute to the impact identified in the FEIR. If the analysis concludes that the proposed project would contribute to a significant impact identified in the FEIR, the item is checked "Proj. Contributes to Sig. Impact Identified in FEIR." Mitigation measures identified in the FEIR applicable to the proposed project are identified in the text of the Certificate of Determination under each topic area.

Items checked "Project Has Sig. Peculiar Impact" identify topics for which the proposed project would result in a significant impact that is peculiar to the proposed project, i.e., the impact is not identified as significant in the FEIR. This column is not applicable for the proposed project. Therefore, a separate Focused Initial Study or EIR is not required for the proposed project.

Any item that was not addressed in the FEIR is discussed in the Checklist. For any topic that was found to be less than significant (LTS) in the FEIR and for the proposed project or would have no impacts, the topic is marked LTS/No Impact and is discussed in the Checklist below.

Topics:		*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
1.	**LAND USE AND LAND USE PLANNING— Would the project:**				
a)	Physically divide an established community?	☐	☐	☐	☒
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c)	Have a substantial impact upon the existing character of the vicinity?	☐	☐	☐	☒

No Significant Impact Identified in FEIR

The *Balboa Park Station Area Plan FEIR* determined that the rezoning and community plans would not result in a significant and unavoidable impact on land use. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project is consistent with the *Balboa Park Station Area Plan FEIR* and satisfies the requirements of the General Plan and the Planning Code.[1,2] The proposed project would replace

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[1] Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 2301 San Jose Avenue - Geneva Car Barn. This document is on file and available for review as part of Case File No. 2012.0262E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

the existing utilitarian buildings totaling 16,651 square feet with a 19,892-square-foot community building containing a theater, café, gallery, retail store, educational facilities, administrative offices and event space.

The project site is in a P (Public) District . The Area Plan reduced the height limit for the project site from 105 feet to 40 feet. The bulk limit changed from "E", which set bulk controls over 65 feet, to the "X" bulk limit, which indicates that no bulk limits are applicable at this site. The proposed building is consistent with the height and bulk controls and the proposed uses are consistent with the P zoning controls of the site, all of which were analyzed in the *Balboa Park Station Area Plan FEIR*. The project would reuse two existing buildings at the site, and would not substantially impact the existing character of the vicinity and would not physically divide an established community.

No significant peculiar impacts to land use would result from the proposed project.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
2. **AESTHETICS—Would the project:**				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	☐	☐	☐	☒

No Significant Impact Identified in FEIR/Initial Study

The *Balboa Park Station Area Plan Initial Study* (IS) determined that implementation of the Area Plan would not substantially degrade the visual character or quality of the area, have a substantial adverse effect on a scenic vista, substantially damage scenic resources that contribute to a scenic public setting, or create a new source of substantial light or glare which would

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[2] Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Neighborhood Analysis, 2301 San Jose Avenue - Geneva Car Barn. This document is on file and available for review as part of Case File No. 2012.0262E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

adversely affect day or nighttime views in the area or which would substantially impact other people or properties. No mitigation measures were identified in the FEIR or IS.

No Peculiar Impacts

There are no scenic resources, natural or built, in the area of the project site. The area surrounding the project site is comprised of residential one-story-over-garage buildings or public transit facilities like the Balboa Park BART Station and the SF Muni train yard. Public vistas are dominated by the residential and public use buildings.

The Geneva Office Building is a two-story building approximately 40-foot-tall red brick building with a pitched roof. The Powerhouse is a 30-foot-tall two-story building that is part brick and part stucco. This building is vacant and the windows have been boarded up. The proposed project would make minimal exterior changes to the existing building that would be in accordance with the Secretary of the Interior's standards for renovating a historic resource. The finished building would not increase the height and therefore would not degrade the existing visual character or quality of the site and its surroundings.

Views of the Geneva Car Barn are obstructed by the BART Station and cannot be seen from Balboa Park. While the newly renovated buildings would change the visual appearance of the site and immediate vicinity, they would not substantially degrade visual character or quality of the area. Furthermore, the proposed building would remain at 40 feet in height and would not obstruct longer-range views from various locations in the Plan Area and the City as a whole.

The proposed project would generate additional night lighting but not in amounts unusual in a developed urban area.

Given the information above, the proposed project would not affect or impair scenic vistas or resources in the area. The proposed project would have a less than significant impact to scenic resources, and therefore, would not create a peculiar impact regarding aesthetic resources.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
3. **POPULATION AND HOUSING— Would the project:**				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	☐	☐	☐	☒

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No Significant Impact Identified in FEIR

The *Balboa Park Station Area Plan FEIR* concluded that the anticipated population and density increases would not result in significant adverse physical effects on the environment. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would not construct or demolish residential units, or promote population growth. No new roads, extensions of existing roads or other infrastructure would be constructed as a result of the proposed project. Therefore, the proposed project would not promote population growth, displacement of substantial numbers of existing housing units or create a demand for substantial amounts of new housing.

The *Balboa Park Station Area Plan FEIR* concluded that an increase in population from the Area Plan is expected to occur as a secondary effect of the proposed rezoning and that any population increase would not, in itself, result in adverse physical effects, but would serve to advance some key City policy objectives, such as providing housing in appropriate locations next to Ocean Avenue and promoting the City's Transit First policies. It was anticipated that the rezoning would result in an increase in both housing development and population. The proposed project would not induce substantial population growth and any increase in population would be within the scope of the *Balboa Park Station Area Plan FEIR* analysis. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Balboa Park Station Area Plan FEIR related to population and housing.

For the above reasons, the proposed project would not result in peculiar impacts to population and housing that were not identified in the *Balboa Park Station Area Plan FEIR*.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
4. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco *Planning Code*?	☒	☐	☐	☒

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Significant Impact Identified in FEIR

The *Balboa Park Station Area Plan FEIR* identified potentially significant archeological resource impacts related to the greater potential for the disturbance of soils below the existing surface. *Balboa Park Station Area Plan FEIR* anticipated that program implementation may result in demolition of buildings identified as historical resources, and found this impact to be significant and unavoidable. Mitigation measures were identified for archaeological resources.

No Peculiar Impacts

As discussed in the Certificate of Determination, the proposed project would not result in a peculiar impact with regard to archeological resources or historic architectural resources that were not identified and addressed in the *Balboa Park Station Area Plan FEIR* related to cultural resources.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
5. TRANSPORTATION AND CIRCULATION—**Would the project:**				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☒	☐	☐	☒
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☒	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	☐	☐	☐	☒

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☒	☐	☐	☒

Significant Impact Identified in FEIR

Full build-out of the Area Plan's development program by 2025 can be expected to result in unavoidable significant impacts to public transit ridership capacity and level of service at various intersections within Project Area. The FEIR identified transportation and circulation mitigation measures.

No Peculiar Impacts

As discussed in the Certificate of Determination, the propose project would not result in peculiar impacts with regard to transit and traffic that were not identified and addressed in the *Balboa Park Station Area Plan FEIR.*

The proposed project is not located near an airport so traffic would not impair access to an airport that would result in substantial safety risks. Increased hazards from roadway changes would not be a component of the proposed project. Emergency access would not be impaired or inadequate for the new proposed facility. Therefore, the proposed project would not have peculiar impacts related to these topics.

Bicycle Impacts

In the vicinity of the project site, there are two major Citywide Bicycle Routes, #90 and #84, that stretch from Junipero Serra Boulevard to San Jose Avenue along Ocean Avenue. Both routes cover the extents of Area Plan boundaries from east to west.

The Area Plan proposes improvements to pedestrian safety such as consolidating the access points for the I-280 on/off ramps at Geneva Avenue, which could impair the flow of bicycle traffic and safety. Regardless the existing system would be adequate and safe enough to handle any additional bicycle capacity from the proposed project. Therefore, the proposed project would not result in significant impacts to bicycle safety.

For the above reasons, the proposed project would not result in bicycle-related peculiar impacts that were not identified in the *Balboa Park Station Area Plan FEIR.*

Pedestrian Conditions

The proposed project would not cause a substantial amount of conflict between pedestrian and vehicle traffic. Sidewalk and crosswalk widths near the project site are adequate to handle existing and future pedestrian volumes. No off-street parking is proposed so no new curb cuts will be required. Pedestrian activity would increase as a result of the proposed project, but not to a degree that pedestrians could not be safely accommodated on local sidewalks. Overall, pedestrian conditions would continue to remain acceptable with the addition of the proposed use and programs. Therefore, no significant impacts to pedestrians would result from the proposed project. For the above reasons, the proposed project would not result in pedestrian-related peculiar impacts that were not identified in the *Balboa Park Station Area Plan FEIR*.

Parking

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial deficit in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a deficit in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial deficit in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts cause by congestion), depending on the project and its setting.

The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Polices, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

The parking demand for the new uses associated with the proposed project was determined based on the methodology presented in the *Transportation Guidelines*. On an average weekday, the demand for parking would be 26 spaces. The proposed project would provide no off-street spaces. Thus, as proposed, the project would have an unmet parking demand of 26 spaces. While the proposed off-street parking spaces would be less than the anticipated parking demand, the resulting parking deficit of 26 spaces would not result in a significant impact in this case. At this location, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces within a reasonable distance of the project vicinity. Additionally, the project site is well served by public transit and bicycle facilities. Therefore, any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays are created.

It should be noted that the Planning Commission has the discretion to adjust the number of on-site parking spaces included in the proposed project, typically at the time that the project entitlements are sought. In many cases the Planning Commission does not support the parking ratio proposed by the project sponsor and the ratio is substantially reduced. In some cases, particularly when the proposed project is in a transit rich area, the Planning Commission does not support the provision of any off-street parking spaces.

This is, in part, owing to the fact that the parking spaces are not 'bundled' with the office units. In other words, employees would have the option to rent or purchase a parking space, but one would not be automatically provided with the office unit. Therefore, the provision of off-street parking is not a requirement for the development of the institutional project, and the office use of the proposed project would not be constrained by a lack of parking.

Here, if no off-street parking spaces were provided, the proposed project would have an unmet demand of 26 spaces. As mentioned above, the unmet parking demand of 26 spaces could be accommodated by existing facilities, as could the unmet demand of 26 spaces that could occur if no off-street parking is approved by the Planning Commission. Given that the unmet demand could be met by existing facilities and given that the proposed project site is well-served by transit and bicycle facilities, a reduction in the number of off-street parking spaces associated with the proposed project, even if no off-street spaces are provided, would not result in significant delays or hazardous conditions.

In summary, the proposed project would not result in a substantial parking deficit with or without the off-street parking currently proposed that would create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians. Therefore, impacts related to parking would be less than significant.

The proposed project would not result in peculiar impacts that were not identified and evaluated in the FEIR.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
6. NOISE—Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☒
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☒
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☒
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
g) Be substantially affected by existing noise levels?	☒	☐	☐	☒

Significant Impact Identified in FEIR/Initial Study

The *Balboa Park Station Area Plan Initial Study* identified potential significant noise impacts from short-term and long-term construction-related activities. The *Balboa Park Station Area Plan FEIR* identified significant noise impacts resulting from short-term or long-term noise levels that could prove disruptive to occupants of new residential development uses in proximity to noisy roadways such as Ocean Avenue, Geneva Avenue and I-280. The FEIR and IS identified noise mitigation measures.

No Peculiar Impacts

The proposed project is not located near a public or private airport. Therefore, the topics that cover airports do not apply to the project. As discussed in the Certificate of Determination the proposed project would not result in peculiar impacts with regard vibration effects and permanent, temporary, existing and cumulative noise levels affecting residential use.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
7. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. **Would the project:**				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Significant Impact Identified in FEIR/Initial Study

The *Balboa Park Station Area Plan Initial Study* identified potentially significant air quality impacts related to construction activities that may cause wind-blown dust. The *Balboa Park Station Area Plan FEIR* identified potentially significant air quality impacts related to pollutant emissions; roadway-related air quality impacts on sensitive land uses; and the siting of uses that emit diesel particulate matter and toxic air contaminants as part of everyday operations. PM_{10} levels would exceed the Bay Area Air Quality Management District project-specific significance threshold in 2025 due to implementation of the Area Plan. Elevated levels of a toxic air contaminant (TAC), diesel particulate matter (DPM), was identified as a significant impact in the FEIR, especially for new residential development that would be located within 500 feet of a freeway (I-280) or a roadway carrying 100,000 vehicles per day. The FEIR determined that mitigation measures would reduce potential air quality impacts to a less-than-significant level.

No Peculiar Impacts

As discussed in the Certificate of Determination the proposed project would not result in peculiar impacts with regard to construction- or operational-related air pollutant emissions nor would it conflict with the applicable air quality plan, the 2010 Clean Air Plan. Construction of new residential dwellings would not be a component of the proposed project. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the *Balboa Park Station Area Plan FEIR* related to air quality.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
8. **GREENHOUSE GAS EMISSIONS—Would the project:**				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Background

The Bay Area Air Quality Management District (BAAQMD) is the regional agency with jurisdiction over the nine-county San Francisco Bay Area Air Basin (Air Basin). BAAQMD is responsible for attaining and maintaining air quality in the Air Basin within federal and State air quality standards. Specifically, BAAQMD has the responsibility to monitor ambient air pollutant levels throughout the Air Basin and to develop and implement strategies to attain the applicable Federal and State standards. The BAAQMD assists CEQA lead agencies in evaluating the air quality impacts of projects and plans proposed in the San Francisco Bay Area Air Basin.

Subsequent to the *Balboa Station Area Plan FEIR*, the BAAQMD prepared guidelines which provided new methodologies for analyzing air quality impacts, including greenhouse gas (GHG) emissions. The following analysis is based on the findings in the *Balboa Station Area Plan* FEIR and incorporates BAAQMD's methodology for analyzing GHG emissions, as well as other amendments to the CEQA Guidelines related to GHGs.

No Significant Impact Identified in the Initial Study

The *Balboa Station Area Plan FEIR* assessed the GHG emissions that could result from rezoning of the area under the three rezoning options. The *Balboa Station Area Plan* at full buildout is anticipated to result in GHG emissions on the order of 36,001 metric tons of CO_2E per year. The *Balboa Station Area Plan FEIR* concluded that the resulting GHG emissions from implementing the Area Plan would be less than significant. The *Balboa Station Area Plan FEIR* adequately addressed GHG emissions and the resulting emissions were determined to be less than significant. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The project sponsor proposes to adaptively reuse of two contiguous structures on the site; the Geneva Office Building and Power House. The proposed project would contribute to the cumulative effects of climate change by emitting GHGs during construction and operational phases. Construction of the proposed project is estimated at approximately 14-15 months. Project operations would generate both direct and indirect GHG emissions. Direct operational emissions include GHG emissions from vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations. The project site is located within Transit Station Area Subarea analyzed under the *Balboa Station Area Plan FEIR.*

As discussed above, the BAAQMD prepared new guidelines and methodologies for analyzing GHGs, one of which is a determination of whether the proposed project is consistent with a Qualified GHG Reduction Strategy, as defined in the BAAQMD's studies. On August 12, 2010, the San Francisco Planning Department submitted a draft of San Francisco's Strategies to Address Greenhouse Gas Emissions to the BAAQMD.[3] This document presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's Qualified GHG Reduction Strategy in compliance with the BAAQMD's studies.

The BAAQMD reviewed San Francisco's Strategies to Address Greenhouse Gas Emissions and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy as outlined in BAAQMD's studies and stated that San Francisco's "aggressive GHG reduction targets and comprehensive strategies help the Bay Area move toward reaching the State's AB (Assembly Bill) 32 goals, and also serve as a model from which other communities can learn."[4] San Francisco's collective policies and programs have resulted in a 14.5 percent reduction in GHG emissions compared to 1990 levels.[5]

Based on the BAAQMD's studies, projects that are consistent with San Francisco's Strategies to Address Greenhouse Gas Emissions would result in a less-than-significant impact with respect to GHG emissions. Furthermore, because San Francisco's strategy is consistent with AB 32 goals, projects that are consistent with San Francisco's strategy would also not conflict with the State's plan for reducing GHG emissions. As discussed in San Francisco's Strategies to Address Greenhouse Gas Emissions, new development and renovations/alterations for private projects and municipal projects are required to comply with San Francisco's ordinances that reduce GHG emissions.

Depending on a proposed project's size, use, and location, a variety of controls are in place to ensure that a proposed project would not impair the State's ability to meet statewide GHG reduction targets outlined in AB 32, nor impact the City's ability to meet San Francisco's local GHG reduction targets. Given that: (1) San Francisco has implemented regulations to reduce GHG emissions specific to new construction and renovations of private developments and municipal projects; (2) San Francisco's sustainable policies have resulted in the measured success of reduced GHG emissions levels; (3) San Francisco has met and exceeded AB 32 GHG reduction goals for the year 2020; (4) current and probable future state and local GHG reduction measures will continue to reduce a project's contribution to climate change; and (5) San Francisco's Strategies to Address Greenhouse Gas Emissions meet BAAQMD's requirements for a Qualified GHG Reduction Strategy, projects that are consistent with San Francisco's regulations would not contribute significantly to global climate change. The proposed project was determined to be consistent with San Francisco's Strategies to Address Greenhouse Gas Emissions.[6]

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[3] San Francisco Planning Department, Strategies to Address Greenhouse Gas Emissions in San Francisco, 2010. The final document is available online at: http://www.sfplanning.org/index.aspx?page=1570.

[4] Letter from Jean Roggenkamp, BAAQMD, to Bill Wycko, San Francisco Planning Department. October 28, 2010. This letter is available online at: http://www.sfplanning.org/index.aspx?page=1570. Accessed November 12, 2010.

[5] San Francisco Department of Environment (DOE), "San Francisco Community-Wide Carbon Emissions by Category." Excel spreadsheet provided via email between Pansy Gee, DOE and Wade Wietgrefe, San Francisco Planning Department. June 7, 2013.

Therefore, the proposed project would not result in any peculiar impacts that were not identified in the *Balboa Station Area Plan FEIR* related to GHG emissions.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
9. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	☐	☐	☐	☒
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	☐	☐	☐	☒

No Significant Impact Identified in FEIR

The *Balboa Park Station Area Plan FEIR* determined that no significant impact related to shadow would occur from implementing the Area Plan. Existing public open spaces managed by the Recreation and Parks Department would not be significantly impacted by proposed Area Plan-related new projects. No mitigation measures were proposed in the FEIR.

Wind impacts are directly related to building design and articulation and the surrounding site conditions. *The Balboa Park Station Area Plan FEIR* determined the rezoning and community plans would not result in significant wind impacts because the Planning Department, in review of specific future projects, would continue to require analysis of wind impacts, where deemed necessary, to ensure that project-related wind impacts be minimized to a less-than-significant level. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The Geneva Car Barn and Powerhouse are 40 feet in the height. Typically, buildings that are less than 80 feet tall do not result in substantial changes to ground-level wind. Therefore, no additional analysis of wind impacts would be required. The proposed project would not have significant impacts from wind affecting public areas.

A shadow fan analysis was not prepared because the proposed project would not increase the height of the existing building. Therefore, no new shadows would be cast on existing Recreation and Park Department public open spaces, and would be considered a less-than-significant effect under CEQA.

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[6] Greenhouse Gas Emission Checklist completed by Nicole Avril, Recreation and Parks Department. June 26, 2013. This document is available for review as part of Case file No. 2012.0262E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

In light of the above, the project would not result in peculiar impacts with regard to wind and shadow impacts.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
10. RECREATION—Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒
c) Physically degrade existing recreational resources?	☐	☐	☐	☒

No Significant Impact Identified in the FEIR/Initial Study

The *Balboa Park Station Area Plan Initial Study* concluded that the anticipated Area Plan-related population increase would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities. As a result, the FEIR/IS found no significant impact to recreational resources or the physical environment, which required no mitigation measures.

No Peculiar Impacts

The proposed project would not affect recreational facilities in the area. Balboa Park is nearby but the project would not utilize the park on a daily or regular basis. No additional recreational facilities or the expansion of recreational facilities would be required that may have an adverse physical effect on the environment due to the proposed project. Existing recreational resources would not be physically degraded due to the project. All the proposed activities and events pertaining to the new facility would use the proposed site and not require the use of existing recreational facilities, existing neighborhood parks and existing recreational resources. Therefore, there would be no significant impact to recreational facilities, existing parks and recreational resources.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
11. UTILITIES AND SERVICE SYSTEMS—Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

No Significant Impact Identified in the FEIR/Initial Study

The *Balboa Park Station Area Plan Initial Study* determined that the anticipated population increase would not result in a significant impact to the provision of water, wastewater collection and treatment, and solid waste collection and disposal. No mitigation measures were identified in the FEIR/IS.

No Peculiar Impacts

The proposed project would adaptively reuse the Geneva Car Barn and Powerhouse. As discussed in the Population and Housing section above, the proposed use would not increase population beyond what was anticipated in the FEIR. The proposed project would not require an extraordinary amount of service systems or utilities that were not anticipated in the *Balboa Park Station Area Plan FEIR*. Therefore, the proposed project would not have peculiar impacts to utilities and service systems that were not identified in the FEIR.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS No Impact*
12. PUBLIC SERVICES— **Would the project:**				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	☐	☐	☐	☒

No Significant Impact Identified in the FEIR/Initial Study

The *Balboa Park Station Area Plan IS* determined that the anticipated increase in population would not result in a significant impact to public services, which includes fire protection, police protection, and public schools. No mitigation measures were identified in the FEIR/IS. Parks and recreation are discussed under Topic 10 of the CPE Checklist.

No Peculiar Impacts

The proposed project would adaptively reuse the Geneva Car Barn and Powerhouse. As discussed in the Population and Housing section above, the proposed use would not increase population beyond what was anticipated in the FEIR. The proposed project site is currently served by fire, police, schools, solid waste collection, recreational facilities, water, gas, electricity, and telecommunications. The proposed project would not require the addition or physically alter government facilities as existing government facilities would accommodate the new proposed uses and facility. Therefore, the proposed project would not result in peculiar impacts not discussed or identified in the FEIR.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
13. **BIOLOGICAL RESOURCES— Would the project:**				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

No Significant Impact Identified in the FEIR/Initial Study

The Balboa Park Station Project Area is primarily an urban environment void of contiguous natural open spaces that could support large populations of flora and fauna. There are no wetlands, riparian corridors or large natural areas that could support the migration of fish or wildlife species with the exception of trees that support avian species. No Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan exist for the Project Area. Therefore, the IS determined that implementing the Area Plan would have no significant impacts to biological resources. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project is located in an area that is completely built out. There are no natural areas that could support large populations of plants and wildlife, especially threatened or sensitive species. No rare, threatened or endangered species are known to exist in the project site or immediate vicinity. The project site is in a developed urban area and does not support or provide habitat for any rare or endangered plant or wildlife species and is completely covered by impervious surfaces. There are trees on the site but they would not be removed for the proposed project. Therefore, the proposed project would not substantially affect plant or animal habitats.

The proposed project would have less-than-significant impacts on biological resources and would not have peculiar impacts.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
14. GEOLOGY AND SOILS— Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Change substantially the topography or any unique geologic or physical features of the site?	☐	☐	☐	☒

No Significant Impact Identified in the FEIR/Initial Study

The *Balboa Park Station Area Plan IS* determined that implementing the Area Plan would not lead to significant impacts related to geology and soils. No mitigation measure were identified the *Balboa Park Station Area Plan FEIR.*

No Peculiar Impacts

The existing buildings have been located there for over 100 years. The existing buildings were damaged during the 1906 and Loma Prieta earthquakes. The buildings would be seismically retrofitted as part of the proposed project. Alquist-Priolo Earthquake Fault Zones are not located in San Francisco. The proposed project would not be particularly susceptible to seismic events from being located on top of or in close proximity to known active faults. There are no areas of potential liquefaction mapped within the project site. The site is not located on soils that are unstable or subject to landslides, lateral spreading, subsidence, liquefaction or collapse. The site is not located on expansive soil. The existing topography will not be altered because the project will use the existing structures so no major grading or excavation would be required. Construction of the project would not lead to substantial soil loss or erosion.

The proposed project would be subject to the permitting requirements of DBI to ensure compliance with applicable laws and regulations. As part of this permitting process, the final building plans would be reviewed by DBI. In reviewing building plans, DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include geologic maps of San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. If the need were indicated by available information, DBI would require that a site-specific geotechnical investigation be conducted and a report be prepared by a California-licensed geotechnical engineer prior to construction. The report would include design and structural requirements to address geologic and seismic hazards identified at the site. Therefore, potential damage to the Geneva Car Barn and Powerhouse from geologic hazards would be addressed as part of the DBI requirement of geotechnical investigation, report, and review of the building permit application. DBI implementation of the Building Code, and the required implementation of the measures recommended in the geotechnical report to address geologic and seismic hazards would be incorporated into the proposed project.

For the above reasons, the proposed project would not result in peculiar geologic and seismic impacts.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
15. HYDROLOGY AND WATER QUALITY— Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

No Significant Impact Identified in FEIR/Initial Study

The *Balboa Park Station Area Plan FEIR* determined that the anticipated population growth would not exceed the amount of growth from implementing the Area Plan. As a result, the Area Plan would not result in an unexpected increase in sanitary sewage flows or stormwater runoff to the combined sewer system. The IS did not identify significant impacts related to hydrology and water quality. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would not have significant water quality impacts related to supply, demand, substantially altering drainage patterns, increasing substantial amounts of runoff or degrading water quality. Currently the Geneva Car Barn is not occupied or in use and the site itself is completely covered with impervious surfaces. Since the Geneva Car Barn is currently tied in to the existing water and sewer system there would be sufficient infrastructure to support the proposed use. Run-off from the site would remain as it currently is using the same stormwater drains and system.

The project site is not located in a 100-year floodplain. So flows would not be redirected from the project site. People would not be placed in hazardous situations from being located in a floodplain. Since the project is not located near hillsides there is no threat of exposing and endangering people to mudflows. The project site is approximately three miles from the Bay and Pacific Ocean. It is highly unlikely people at the site would be exposed or endangered by tsunamis or seiches.

Therefore, the proposed project would have less than significant and no peculiar impacts to water quality and hydrology.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
16. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving fires?	☐	☐	☐	☒

Significant Impact Identified in the FEIR/Initial Study

The *Balboa Park Station Area Plan Initial Study* determined that Area Plan implementation would create potential significant impacts related to building demolition and construction as well as infrastructure and transportation improvements. During excavation, grading, and dewatering activities, hazardous materials could be encountered in the soil or groundwater, resulting in the potential exposure of workers, the public, and the environment to hazardous materials. The FEIR/IS found that implementation of four mitigation measures would reduce significant hazardous material impacts to a less–than-significant level.

No Peculiar Impacts

The Project Area is not located near a private airstrip or airport so these checklist topics do not apply. Implementing the proposed project would not interfere with emergency response plans or emergency evacuation plans and would not create potentially substantial fire hazards.

As discussed in the Certificate of Determination the proposed project would not result in peculiar impacts related to hazardous materials, although it would contribute to the significant hazardous material impacts identified in the *Balboa Park Station Area Plan Initial Study* .

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
17. MINERAL AND ENERGY RESOURCES— **Would the project:**				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	☐	☐	☐	☒

No Significant Impact Identified in the EIR/Initial Study

The *Balboa Park Station Area Plan* would encourage commercial and residential development that would not result in use of large amounts of fuel, water, or energy. Newly renovated and constructed buildings would meet current State and local standards regarding energy consumption, including Title 24 of the California Code of Regulations enforced by the Department of Building Inspection. The project area does not include any natural resources routinely extracted and the rezoning does not result in any natural resource extraction programs. The Area Plan would promote the use of public transportation and alternative transportation. Therefore, FEIR/IS determined that Area Plan implementation would have a less-than-significant impact on energy and natural resources and no mitigation measures were identified.

No Peculiar Impacts

The proposed project would use energy produced in regional power plants using hydropower and natural gas, oil, coal, and nuclear fuels. Substantial quantities of other non-renewable natural resources would not be required for the proposed project. Fuel or water would not be used in an atypical or wasteful manner by the proposed project. Access to and from the site would be provided primarily by public transportation or alternative transportation. Therefore, the proposed project would not have a significant effect on the use, extraction, or depletion of a natural resource and this topic will not be discussed further in the CPE.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
18. **AGRICULTURE AND FOREST RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – **Would the project:**				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	☐	☐	☐	☒

No Significant Impact Identified in the FEIR/Initial Study

The *Balboa Park Station Area Plan Initial Study* determined that there are no farmlands or forests in the Project Area. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

Currently the project site is completely covered in concrete and asphalt and no agricultural or timber resources are located on the site. The proposed project would not have peculiar impacts that were not evaluated in the *Balboa Park Station Area Plan FEIR*.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
19. MANDATORY FINDINGS OF SIGNIFICANCE—Would the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☒
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☒
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Significant Impact Identified in FEIR

The *Balboa Park Station Area Plan FEIR* identified significant impacts related to transportation, cultural resources, noise, and air quality. Mitigation measures reduced all impacts to less than significant, with the exception of those related to cultural architectural resources (potential Ocean

Avenue Neighborhood Commercial District), transportation (traffic impacts at five intersections, freeway mainline impacts, bicycle-related traffic impacts at one intersection and transit impacts on one Muni line).

No Peculiar Impacts
The proposed project would include the adaptive reuse of an existing building from industrial to institutional and commercial. As discussed in this document, the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already analyzed and disclosed in the *Balboa Park Station Area Plan FEIR*.

C. DETERMINATION

On the basis of this review, it can be determined that:

☒ The proposed project qualifies for consideration of a Community Plan exemption based on the applicable General Plan and zoning requirements; **AND**

☒ All potentially significant individual or cumulative impacts of the proposed project were identified in the applicable programmatic EIR (PEIR) for the Plan Area, and all applicable mitigation measures have been or incorporated into the proposed project or will be required in approval of the project.

☐ The proposed project may have a potentially significant impact not identified in the PEIR for the topic area(s) identified above, but that this impact can be reduced to a less-than-significant level in this case because revisions in the project have been made by or agreed to by the project proponent. A focused Initial Study and MITIGATED NEGATIVE DECLARATION is required, analyzing the effects that remain to be addressed.

☐ The proposed project may have a potentially significant impact not identified in the PEIR for the topic area(s) identified above. An ENVIRONMENTAL IMPACT REPORT is required, analyzing the effects that remain to be addressed.

Sarah Jones DATE November 14, 2013

Sarah B. Jones
Environmental Review Officer
for
John Rahaim, Planning Director

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CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1401 Great Highway and 2407 Great Highway		Unk	
Case No.	Permit No.	Plans Dated	
2013.1342E and 2013.1343E	2013.1115.2067 and 2013.1115.2069	11/15/2013	
☑ Addition/ Alteration	☐ Demolition (requires HRER if over 50 years old)	☐ New Construction	☐ Project Modification **(GO TO STEP 7)**
Project description for Planning Department approval. Renovation of (E) restroom including roof, electrical, plumbing and general ADA improvements per HRER 2013.1342E and 2013.1343E dated 10/7/2013.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.	
☑	**Class 1 – Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
☐	**Class 3 – New Construction.** Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
☐	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
☐	**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? *(refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)*
☐	**Hazardous Materials:** Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

☐	**Soil Disturbance/Modification:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**Noise:** Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)*
☐	**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*
☐	**Slope = or > 20%:** : Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? *Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.* (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Landslide Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required**
☐	**Seismic: Liquefaction Zone:** Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? *Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required**
☐	**Serpentine Rock:** Does the project involve any excavation on a property containing serpentine rock? *Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)*
If no boxes are checked above, GO TO STEP 3. **If one or more boxes are checked above, an *Environmental Evaluation Application* is required.**	
☑	**Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.**
Comments and Planner Signature (*optional*):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☑	Category A: Known Historical Resource. **GO TO STEP 5.**
☐	Category B: Potential Historical Resource (over 50 years of age). **GO TO STEP 4.**
☐	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). **GO TO STEP 6.**

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	3. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	4. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	5. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	6. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	7. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	9. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5.**
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
☐	1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☑	2. **Interior alterations to publicly accessible spaces.**
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☑	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☑	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

☑	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments)*: ADA and MEP upgrades.
☐	9. **Reclassification of property status** to Category C. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)* a. Per HRER dated: _______________ *(attach HRER)* b. Other *(specify)*:

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
☑	**Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**
Comments (*optional*):	
Preservation Planner Signature: Gretchen Hilyard [illegible]	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
☑	**No further environmental review is required. The project is categorically exempt under CEQA.**	
	Planner Name: Gretchen A. Hilyard	**Signature or Stamp:** Gretchen Hilyard Digitally signed by Gretchen Hilyard DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Gretchen Hilyard, email=Gretchen.Hilyard@sfgov.org Date: 2013.11.18 10:33:49 -08'00'
	Project Approval Action: Building Permit *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	**Signature or Stamp:**

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Historic Resource Evaluation Response

Date	October 7, 2013
Case Nos.:	2012.1342E & 2012.1343E
Project Address:	Public Convenience Stations at Great Highway & Taraval/Judah
Zoning:	P – (Public) OS – (Open Space)
Block/Lot:	Unk (Unknown)
Date of Review:	February 6, 2013 (Part 1) October 7, 2013 (Part II)
Staff Contact:	Gretchen Hilyard (Preservation Planner) (415) 575-9109 gretchen.hilyard@sfgov.org

PART II: PROJECT EVALUATION

PRE-EXISTING HISTORIC RATING / SURVEY

The subject properties are two (2) identical Public Convenience Stations located at the intersections of the Great Highway at Taraval and Judah Streets. The Stations are located within the median dividing the Upper and Lower sections of the Great Highway at Ocean Beach in the Outer Sunset neighborhood of San Francisco. The Stations are located on land designated as a P (Public) Zoning District and an OS (Open Space) Height and Bulk District. The Stations are not associated with any parcel numbers and are listed as Unk (Unknown) by the Assessor. The subject properties are not currently listed in any local, state or national historical register.

As stated in the Historic Resource Evaluation Response, Part I (dated February 6, 2013), the Department has determined that the subject properties are eligible for inclusion on the California Register as individual resources under Criterion 1 as properties associated with events that have made a significant contribution to the broad patterns of local or regional history; and Criterion 3 as examples of unique, high quality public buildings along the Great Highway, designed and constructed to serve a need for public amenities associated with the improvements to the Great Highway and Ocean Beach in the 1930s.

The character-defining features of the Great Highway Public Convenience Stations at Taraval and Judah Streets are:

Exterior

- Symmetrical organization of the primary façade and pattern of doors and windows;

- Use of Classical pilasters dividing structural bays;
- Treatment of the end structural bays featuring recessed panels with plain rondells and incised lettering that read: "Men" (south side) and "Women" (north side);
- Classical detailing at cornice;
- Classical door surrounds crowned by scrolled brackets supporting a cornice;
- Shaped parapet;
- Tabbed parapet flanked by scrolled brackets at the center of the roofline on the primary façade inscribed with "City of San Francisco Public Convenience Station;"
- Applied concrete ornament featuring Classical motifs;
- Locations of the light fixtures flanking the restroom entrances, as well as at both ends of the primary façade (the light fixtures themselves, however, are not original);
- Color scheme;
- Retaining walls adjacent to the restroom entrances;
- Low concrete planter wall at the base of the primary façade.

Interior (Men's Restroom)

- Overall organization of interior space, including the location of fixtures;
- Hexagonal clay floor tiles at entrance;
- Original ceramic tile wainscot (original wall tiles are subtly iridescent and feature colorful accents);
- Locations and sizes of skylights;
- Ornate plaster column capital featuring Classical motifs;
- Marble wall paneling wrapping the toilets, urinals, and column;
- Marble toilet partitions;
- Marble window sills;
- Decorative vents along the west wall.

Interior (Women's Restroom)

- Overall organization of interior space (excluding the entry passage, office, and storage, which have been altered), including the location of fixtures;
- Hexagonal clay floor tiles and polychrome ceramic panels in the Gardener's Office (existence of these materials is assumed, as this room was not accessible at the time of the survey);
- Original ceramic tile wainscot (original wall tiles are subtly iridescent and feature colorful accents);
- Locations and sizes of skylights;
- Ornate plaster column capital featuring Classical motifs;

- Marble wall paneling wrapping the toilets and column and on one wall near the sinks;
- Marble toilet partitions;
- Marble window sills.

The subject properties are considered to be "Category A.2 – Historical Resources" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) properties for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

Proposed Project ☐ **Demolition** ☒ **Alteration**

Per Drawings Dated: 9/13/2013 by Department of Public Works, City and County of San Francisco

Project Description

The subject properties are two (2) identical Public Convenience Stations located at the intersections of the Great Highway at Taraval and Judah Streets. The subject properties contain one-story, poured concrete, public restroom buildings constructed in 1930 by the City of San Francisco Bureau of Engineering, Department of Public Works. The buildings are designed in the Classical Revival architectural style.

The proposed improvement project will include primarily interior renovation improvements. The proposed alterations will be carried out for each of the two (2) identical buildings. The proposed design improvements respect the historic fabric and integrate the required building code upgrades with the character of the existing buildings.

In detail, interior alterations will include:

- Replacement and reconfiguration of the restroom fixtures to bring them into compliance with the Americans with Disability Act (ADA).
- Reconfiguration of the overall interior layout to benefit the restroom users and City staff who utilize some of the interior space for gardening equipment and custodial supplies. This work includes the removal of non-historic interior walls.
- Salvage and reuse of the existing historic interior wall surfaces, which are comprised of a mixture of marble and tile.
- Retention of the existing historic tile floor materials.
- Removal and replacement of all doors and hardware.
- Electrical improvements including the replacement of both interior and exterior fixtures.
- Replacement of a majority of the plumbing systems in order to align plumbing with the new fixture configuration.

- Addition of new custodial mop sinks.
- The existing natural ventilation system will remain intact but will be supplemented with a new mechanical ventilation system, which is required by code. This new ventilation equipment will be integrated into the original system.

Exterior alterations will include:

- Preservation of all exterior character-defining features.
- In-kind replacement of the roofing membrane and five associated skylights.
- Replacement of non-historic fencing materials located along the roof
- Repainting the interior and exterior of the buildings to match the current color scheme.
- Installation of curb ramps, pathway/ramp improvements, addition of a short ramp at the entry to the restrooms, handrails and minor landscape and irrigation upgrades around affected areas of upgrade.
- Removal of a portion of the low concrete planter wall surrounding the primary façade. This feature will be shortened to provide space for an ADA accessible path to the primary restroom entrances.
- Installation of a foot wash station on the west side of each building located between the restroom and the pedestrian pathway running along the highway.

Project Evaluation

If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes the retention of the character-defining features of the Public Convenience Stations and the resulting project would not materially impair the significance of the eligible historic resources.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

> *Standard 2.*
>
> *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project includes the retention of historic features that characterize the subject properties. The majority of the character-defining features will be retained or repaired in place. Where replacement materials are required, these new features will be detailed to match the character of the existing historic fabric. Where the removal of areas of historic interior wall surfaces and flooring is required, historic wall finishes and floor tiles will be salvaged and reinstalled in place, or reused in other portions of the buildings where repairs are necessary. Very few exterior changes will occur. New ADA accessible pathways will be created and the low concrete planter wall and pedestrian pathways will be adjusted slightly to accommodate the change in site circulation. These changes will not alter the spatial relationships that characterize the properties. The proposed project will not result in the loss of distinctive materials and will maintain the features, spaces and spatial relationships that characterize the properties.

Therefore, the proposed project complies with Rehabilitation Standard 2.

> *Standard 3*
>
> *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project involves interior system and ADA accessibility upgrades to the Public Convenience Stations, including repair of damaged historic fabric and the improvement of plumbing, electrical and ventilation systems to improve the function of the historic buildings. Exterior alterations to pathways and the concrete planter walls will allow for improved ADA accessibility around the site. These changes will be recognized as contemporary interventions and are not conjectural in nature. Overall, the changes will not create a false sense of history and no conjectural features will be added.

Therefore, the proposed project complies with Rehabilitation Standard 3.

> *Standard 5.*
>
> *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project includes the retention of the character-defining features of the buildings, including historic interior wall and floor surfaces and all exterior features. The proposed project will not alter the distinctive materials, features, finishes and craftsmanship that characterize the properties.

Therefore, the proposed project complies with Rehabilitation Standard 5.

> *Standard 9.*
>
> *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project will retain and repair the character-defining features of the properties and new features will be detailed to match the proportions and detailing of existing character-defining features.

The installation of a foot washing station and alterations to the exterior concrete planting bed, roof, and pathways will be detailed to integrate with the historic features of the site and will clearly read as contemporary changes. These alterations are small in scale and integrate with the overall circulation patterns, forms, massing, materials and features of the properties. Interior alterations are restorative in their approach and will repair damaged historic features. Where replacement is necessary, new features will be detailed to match adjacent historic fabric so that new features integrate with historic features. All new features will be read as contemporary alterations and will be compatible with the materials, features, size, scale, proportion and massing of the historic property.

Therefore, the proposed project complies with Rehabilitation Standard 9.

> *Standard 10.*
> *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project will not alter the overall form and integrity of the historic property and will be constructed of compatible materials and detailed to match the existing historic features. If these new features were removed in the future, the essential form and integrity of the properties would be unimpaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* (*Standards*).

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 10-15-2013

Tina Tam, *Senior Preservation Planner*

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\Great Highway Convenience Stations\Great Hwy Convenience Stations_Part II.doc

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PLANNING DEPARTMENT

Historic Resource Evaluation Response

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Date February 6, 2013
Case Nos.: **2012.1342E & 2012.1343E**
Project Address: Public Convenience Stations at Great Highway & Taraval/Judah
Zoning: P – (Public)
OS – (Open Space)
Block/Lot: Unk (Unknown)
Date of Review: February 6, 2013 (Part 1)
Staff Contact: Gretchen Hilyard (Preservation Planner)
(415) 575-9109
gretchen.hilyard@sfgov.org

PART I: HISTORIC RESOURCE EVALUATION

Buildings and Property Description

The subject properties are two (2) identical Public Convenience Stations located at the intersections of the Great Highway at Taraval and Judah Streets. The Stations are located within the median dividing the Upper and Lower sections of the Great Highway at Ocean Beach in the Outer Sunset neighborhood of San Francisco. The Stations are located on land designated as a P (Public) Zoning District and an OS (Open Space) Height and Bulk District. The Stations are not associated with any parcel numbers and are listed as Unk (Unknown) by the Assessor.

The subject properties contain one-story, poured concrete, public restroom building constructed in 1930 by the City of San Francisco Bureau of Engineering, Department of Public Works. The buildings are designed in the Classical Revival architectural style and notable historic features include: symmetrical organization of the primary façade, Classical detailing, shaped parapet, inscriptions at roofline and above entry doors, and interior decorative elements.

Pre-Existing Historic Rating / Survey

The subject properties are not included on any historic resource surveys or listed on any local, state or national registries. The buildings are considered "Category B" properties (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1930).

Neighborhood Context and Description

The subject properties are located along the edge of Ocean Beach in the Outer Sunset or Oceanside neighborhood of San Francisco. According to the State of California DPR Forms prepared by Page & Turnbull in 2011,

> The Sunset was a largely undeveloped area of San Francisco in the nineteenth century. Land disputes, the distance from downtown, natural terrain, and weather made it a less desirable area to live in the early years of the City's development. In the nineteenth century, the Sunset was known as the "Great Sand Waste" and considered unfit for cultivation. Development in the area

was limited to a scattering of dairy ranches, gun powder works and roadhouses by the 1860s. The Cliff House was the best known of these early roadhouses, established in1863 near Seal Rocks at the northern edge of Ocean Beach. The establishment of Golden Gate Park in the 1870s brought more attention to the western portion of the City. The development of this area was also closely linked to the grading and paving of streets and introduction of public transportation corridors. In the late nineteenth century, limited private trains such as the Park & Ocean steam railroad (established ca. 1884) provided access to the Cliff House and other tourist destinations along Ocean Beach. Other attractions were established along Ocean Beach in the early twentieth century, including: the Sutro Baths in 1869 (currently in ruins), Chutes at the Beach (later Playland at the Beach) in 1913 (demolished), the Fleishhacker Pool in 1925 (demolished in 2012), and the San Francisco Zoo in 1929. The location of these amusement attractions at Ocean Beach encouraged visitation to this otherwise remote area of the city, and the development of entertainment venues eventually encouraged increased residential and commercial development of the neighborhood. Public transportation was officially brought the area with the establishment of east/west running streetcar lines in the early twentieth century, marking a significant turning point in the development of this once inaccessible area of the City.

The Inner Sunset (roughly bounded by the area to the south of Golden Gate Park between Stanyan Street and 19th Avenue) was the first portion of the Sunset to experience significant residential development beginning in the 1880s. The Outer Sunset followed, but in the late nineteenth century remained geographically isolated from the rest of the City and developed its own unique cultural and architectural character. The Inner Sunset and Outer Sunset were separated by an expanse of sand dunes (now known as the Central Sunset), which did not develop until much later beginning in the 1930s. Once the Inner and Outer Sunset were connected through the development of the Central Sunset in the mid-twentieth century, the Outer Sunset began to lose some of its unique identity and many of the original houses were replaced beginning in the 1930s. According to the Historic Context Statement for the Oceanside neighborhood, only 10% of the houses that stood in 1915 stand today.

Ocean Beach was first made accessible from downtown San Francisco in 1864 with the establishment of the Point Lobos Toll Road (now known as Geary Boulevard) which ran from downtown San Francisco to the Outer Richmond. Early access to Ocean Beach focused on the northern portion of the coast near the Cliff House. The Great Highway appears on maps as early as 1870 as a drive along Ocean Beach, connecting the Cliff House to the north and the Ocean Side House and other sites to the south. At this time, the Great Highway allowed horse carriage access along the beach, but did not become a major transportation route until the twentieth century.

Development of the Outer Sunset was directly linked to the expansion of the City's streetcar lines to the western portion of the City in the early twentieth century. Direct access to the Outer Sunset and Ocean Beach was eased with the establishment of the L-Taraval streetcar line in 1919 and the N-Judah line in 1928. By 1929, the Great Highway was developed from an unstable north-south drive into an engineered parkway along Ocean Beach, intended to be "one of the finest boulevards in the country and afford thousands of people opportunity to view the inspiring beach of the Pacific Ocean."[3] The confluence of these transportation features marked a clear turning point in the history of San Francisco, making the once remote "Outside Lands" accessible to the general population to visit and reside. In 1929, a large-scale project by the Bureau of Engineering, Department of Public Works improved a two-mile section of the Great Highway to a six-lane divided parkway, and included the completion of the Ocean Beach esplanade, with

> parking, landscaping, and equestrian and pedestrian pathways. This project officially made the Great Highway a safe and appealing north-south connection at the western edge of the City.[1]

As residential and recreational development grew in the Outer Sunset, so did the need for increased facilities to support public uses.

> The Public Convenience Station at the Great Highway and Taraval Street was constructed in 1930 by the City of San Francisco Bureau of Engineering, Department of Public Works. This building was one of two identical public restroom facilities constructed along Great Highway at this time (the other at the intersection of the Great Highway and Judah Street) to provide amenities to visitors of the recently completed Great Highway. The building was designed in the Classical Revival style and likely replaced or supplemented an underground convenience station that was located south of Lincoln Way between La Playa and the Great Highway. This earlier station was constructed in 1920 and is no longer extant. The convenience stations were a critical component of the Great Highway/Ocean Beach improvements in the 1930s, by providing much needed visitor amenities to this area of attraction at the western edge of San Francisco.
>
> The Great Highway, esplanade, N-Judah and L-Taraval Muni Lines, San Francisco Zoo, Cliff House, and public convenience stations are tangible reminders of the development of Ocean Beach and the Outer Sunset in the late nineteenth and early twentieth centuries from an inaccessible area at the far reaches of the City to an accessible recreational attraction, and later as a desirable residential and commercial neighborhood. Other notable attractions along Ocean Beach, such as Playland at the Beach, the Sutro Baths, and the Fleishhacker Pool[2], were demolished in the 1960s and early 1970s, the Public Convenience Station and related features notable and rare examples of the early development of Ocean Beach and the Sunset neighborhood.
>
> The use of the Classical Revival style for the design of the Public Convenience Station is notable, as the use of a high style, recognizable architectural design vocabulary revealed the intent of the city to build a permanent, high quality facility. The desire by the City to create an architecturally stimulating building of high quality was likely linked to the anticipated increase in visitation to Ocean Beach upon the completion of the Great Highway. This anticipated increase was realized in the twentieth century, and the building has stood the test of time as a well use, functional facility for public use.[3]

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local

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[1] Page & Turnbull, State of California Department of Parks and Recreation A and B Forms, *Public Convenience Station, Great Highway & Taraval/Judah Streets*, dated June 14, 2010, updated October 13, 2011: 7.

[2] The Fleishhacker Poolhouse was burned and later demolished in 2012.

[3] Ibid.

register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ☒ Yes ☐ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☒ Yes ☐ No Criterion 4 - Info. Potential: ☐ Yes ☒ No	Criterion 1 - Event: ☐ Yes ☒ No Criterion 2 - Persons: ☐ Yes ☒ No Criterion 3 - Architecture: ☐ Yes ☒ No Criterion 4 - Info. Potential: ☐ Yes ☒ No
Period of Significance: 1930	Period of Significance: ☐ Contributor ☐ Non-Contributor

Based on the information provided in the State of California Department of Parks and Recreation A and B Forms prepared by Page & Turnbull on 10/13/2011, Preservation staff finds that the subject buildings are eligible for inclusion on the California Register as individual resources under Criterion 1 and 3.

Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Based on the information presented in the DPR A and B forms prepared by Page & Turnbull in 2011, staff finds that the subject buildings are eligible for inclusion on the California Register individually under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

The subject properties appear to be individually eligible under Criterion 1 as resources associated with events that have made a significant contribution to the broad patterns of local or regional history. According the Page & Turnbull, the buildings were constructed in 1930 as a critical component of a City-sponsored program to improve the Great Highway and Ocean Beach, and provided much-needed visitor amenities to this area of attraction. The buildings are directly associated with the increased development of the Outer Sunset neighborhood in the twentieth century, and their construction supported patrons of the public transportation lines to Ocean Beach in the early to mid-twentieth century.[4]

Therefore, the subject properties are eligible for listing in the California Register under Criterion 1. There does not appear to be a historic district in the vicinity, as the buildings are located at two different locations along the Great Highway and are unique among the dense surrounding residential neighborhood.

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[4] Ibid, 11.

Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.

The subject buildings were constructed by the San Francisco Department of Public Works and are currently managed by the Recreation and Parks Department. Research did not uncover any associations of the buildings with individuals important to local, regional or national past. Therefore, the subject properties are not eligible under Criterion 2.

Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

Based on the information presented in the DPR A and B forms prepared by Page & Turnbull in 2011, staff finds that the subject buildings are eligible for inclusion on the California Register individually under Criterion 3.

The subject buildings embody the characteristics of a type and period of construction in San Francisco. The Department concurs with Page & Turnbull's finding that the buildings stand out within the largely residential neighborhood as examples of unique, high quality public buildings along the Great Highway, designed and constructed to serve a need for public amenities associated with the improvements to the Great Highway and Ocean Beach in the 1930s. The buildings are the work of the San Francisco Bureau of Engineering, Department of Public Works and are good exams of the style and type of building constructed by this Department in the 1930s.

Therefore, the subject properties are eligible for listing in the California Register under Criterion 3. There does not appear to be a historic district in the vicinity, as the buildings are located at two different locations along the Great Highway and are unique among the dense surrounding residential neighborhood.

Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

The subject property has retained or lacks integrity from the period of significance noted in Step A:

Location:	☒ Retains	☐ Lacks	**Setting:**	☒ Retains	☐ Lacks

Association:	☒ Retains	☐ Lacks	**Feeling:**	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	**Materials:**	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Since initial construction in 1930, few alterations have been made to the subject properties, limited to: removal of original light fixtures, decorative urn detailing in the cornice of the building's primary façade, removal of original drinking fountains, and removal of concrete brackets at the junction of the building and curb. These changes are minor, and overall, the subject properties retain sufficient integrity to convey their significance as excellent examples of public buildings associated with the development of the Great Highway, Ocean Beach, and the Outer Sunset neighborhood, as well as examples of the Bureau of Engineering public buildings from the 1930s, such that they would qualify for listing on the California Register as individual resources under Criteria 1 and 3.

Step C: Character Defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of the Great Highway Public Convenience Stations at Taraval and Judah Streets are:

Exterior

- Symmetrical organization of the primary façade and pattern of doors and windows;
- Use of Classical pilasters dividing structural bays;
- Treatment of the end structural bays featuring recessed panels with plain rondells and incised lettering that reads
- "Men" (south side) and "Women" (north side);
- Classical detailing at cornice;
- Classical door surrounds crowned by scrolled brackets supporting a cornice;
- Shaped parapet;
- Tabbed parapet flanked by scrolled brackets at the center of the roofline on the primary façade inscribed with "City of San Francisco Public Convenience Station;"
- Applied concrete ornament featuring Classical motifs;
- Locations of the light fixtures flanking the restroom entrances, as well as at both ends of the primary façade (the light fixtures themselves, however, are not original);
- Color scheme;
- Retaining walls adjacent to the restroom entrances;

- Low planter wall at the base of the primary façade.

Interior (Men's Restroom)

- Overall organization of interior space, including the location of fixtures;
- Hexagonal clay floor tiles at entrance;
- Original ceramic tile wainscot (original wall tiles are subtly iridescent and feature colorful accents);
- Locations and sizes of skylights;
- Ornate plaster column capital featuring Classical motifs;
- Marble wall paneling wrapping the toilets, urinals, and column;
- Marble toilet partitions;
- Marble window sills;
- Decorative vents along the west wall.

Interior (Women's Restroom)

- Overall organization of interior space (excluding the entry passage, office, and storage, which have been altered), including the location of fixtures;
- Hexagonal clay floor tiles and polychrome ceramic panels in the Gardener's Office (existence of these materials is assumed, as this room was not accessible at the time of the survey);
- Original ceramic tile wainscot (original wall tiles are subtly iridescent and feature colorful accents);
- Locations and sizes of skylights;
- Ornate plaster column capital featuring Classical motifs;
- Marble wall paneling wrapping the toilets and column and on one wall near the sinks;
- Marble toilet partitions;
- Marble window sills.

CEQA Historic Resource Determination

☒ Historical Resource Present
  ☒ Individually-eligible Resource
  ☐ Contributor to an eligible Historic District
  ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

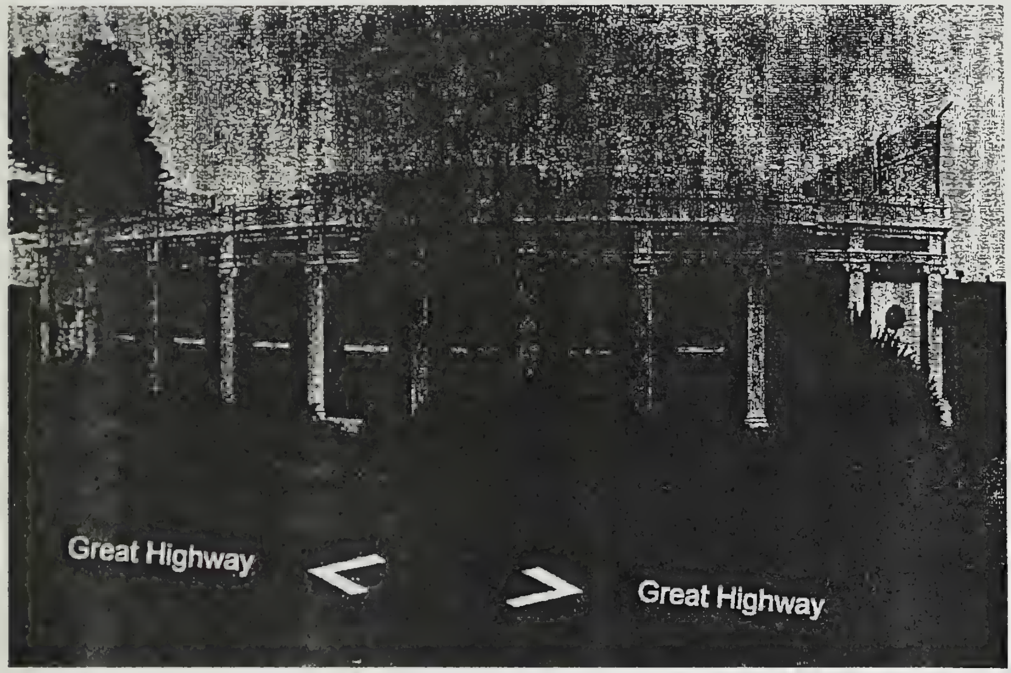
PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: ______________________ Date: 2-12-13
Tina Tam, *Senior Preservation Planner*

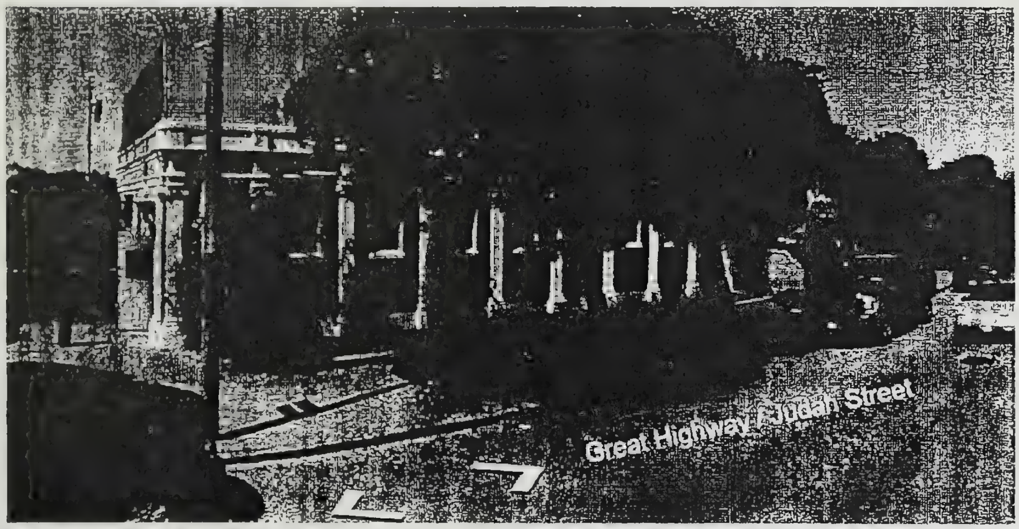
cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\Great Highway Convenience Stations\Great Hwy Convenience Stations_Part I.doc

IMAGES



View of Public Convenience Station at Great Highway and Taraval Street, looking west, 2013.
Image courtesy of Google Street View.



View of Public Convenience Station at Great Highway and Judah Street, looking northwest, 2013.
Image courtesy of Google Street View.

SAN FRANCISCO
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Certificate of Determination
EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.:	2013.0506E
Project Title:	**500 Second Street**
Zoning/Plan Area:	MUO (Mixed-Use Office); 65-X Height and Bulk District East SoMa Subarea of the Eastern Neighborhood Rezoning and Area Plan
Block/Lot:	3775/001
Lot Size:	13,883 square feet
Project Sponsor:	John Kevlin; Reuben, Junius & Rose, LLP (415) 567-9000
Staff Contact:	Erik Jaszewski – (415) 575-6813 Erik.Jaszewski@sfgov.org

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PROJECT DESCRIPTION:

The project site is located on the southwest corner of Bryant and Second Streets in the South Park neighborhood. The site is developed with a four-story, 13,883 square-foot (sf) brick industrial building constructed in 1919. The structure covers the entire project site, fronting on Second Street. The proposed project entails conversion of the entire building from industrial to office use. No exterior alteration to the building or site is proposed. Five bicycle parking spaces would be provided in a new, secure room, provision of which entails minor interior alteration in the basement level. No new space will be added to the existing building No car parking exists on the project site and none is proposed.

(continued on page 2)

EXEMPT STATUS:

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines California and California Public Resources Code Section 21083.3.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Sarah B. Jones
Environmental Review Officer

November 19, 2013
Date

cc:
John Kevlin, Project Sponsor
Erik Jaszewski, Environmental Planner
Rich Sucre, Preservation Planner

Supervisor Jane Kim, District 6
Virna Byrd, M.D.F.
Exclusion/Exemption Dist. List
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

500 Second Street is located on a rectangular lot measuring 40 feet (ft) by 90 ft on the southwest corner of Second and Bryant Streets (Assessor's Block 3775 Lot 001). Constructed in 1919, the building at 500 Second Street is a contributing resource to the South End Historic District and is located within the MUO (Mixed Use Office) Zoning District and within a 65-X Height and Bulk District. The building is known as the Auerbach Building, named after the original owner Milton Auerbach. The structure is listed as an Unreinforced Masonry Building which has been previously seismically retrofitted according to the Department of Building Inspection's (DBI) records. The building at 500 Second Street is a known historic resource for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

A Certificate of Appropriateness (Case File No. 2012.0780A) and Building Permit (Application No. 201212045382) have previously been obtained for the site at 500 Second Street, allowing for recent interior and exterior alterations to the building. However, no interior or exterior alterations are proposed as part of this project.[1]

The proposed project is subject to notification under Section 312 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by DBI is the Approval Action.

REMARKS:

Section 15183 of the State CEQA Guidelines states that projects which are consistent with the development density established by a community plan for which an Environmental Impact Report was certified shall not require additional environmental review, except as necessary to determine the presence of project-specific significant effects not identified in the programmatic, plan area EIR.

This determination evaluates the potential project-specific environmental effects of the 500 Second Street project described above, and incorporates, by reference, information contained within the programmatic *Eastern Neighborhoods Rezoning and Area Plans Final EIR* (Eastern Neighborhoods FEIR – Case No. 2004.0160E; State Clearinghouse No. 2005032048). The Community Plan Exemption Checklist (Attachment A) identifies the potential environmental impacts of the proposed project and indicates whether any such impacts are addressed in the Eastern Neighborhoods FEIR.

This determination assesses the proposed project's potential to cause environmental impacts and concludes that the proposed project would not result in new, significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods FEIR. This

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[1] Kevlin, John. *RE: Façade Alteration at 500 2nd St.* Electronic mail communication to Erik Jaszewski. August 2, 2013. This email communication is available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0506E.

determination does not identify new or additional information that would alter the conclusions of the Eastern Neighborhoods FEIR.

Background

The Eastern Neighborhoods FEIR included analyses of the following environmental issues: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods project. The proposed project at 500 Second Street is in conformance with the height, use and density for the site described in the Eastern Neighborhoods FEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods FEIR. Thus, the Eastern Neighborhoods FEIR considered the incremental impacts of the proposed 500 Second Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods FEIR.

Potential Environmental Effects

The following discussion demonstrates that the 500 Second Street project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods FEIR, including project-specific impacts related to land use, cultural and paleontological resources, transportation, noise, air quality, shadow, and hazardous materials.

Land Use and Planning

The Eastern Neighborhoods project rezoned much of the city's industrially zoned land. Its goals were to reflect local values, increase housing, maintain some industrial land supply, and improve the quality of all existing areas with future development. A major issue discussed in the Eastern Neighborhoods rezoning process was the degree to which existing industrially zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for Production, Distribution & Repair (PDR) employment and businesses.

The Eastern Neighborhoods FEIR evaluated three land use alternatives. Option A retained the largest amount of existing land that accommodated PDR uses and converted the least amount of industrially zoned land to residential use. Option C converted the most amount of PDR land uses to residential and mixed uses. Option B fell between Options A and C.

While all three options were determined to result in a decline in PDR employment, the loss of PDR jobs was determined to be greatest under Option C. The alternative ultimately selected – the 'Preferred Project' – represented a combination of Options B and C. Because the amount of PDR space to be lost with future development under all three options could not be precisely gauged, the Eastern Neighborhoods FEIR determined that the Preferred Project would result in an unavoidable significant impact on land use due to the cumulative loss of PDR use in the Plan Area. This impact was addressed in a Statement of Overriding Considerations with CEQA Findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

The Eastern Neighborhoods FEIR included one mitigation measure requiring that land use controls in Western SoMa incorporate, at a minimum, no net loss of land currently designated for PDR uses, restrict non-PDR uses on industrial (or other PDR-designated) land, and incorporate restrictions on potentially incompatible land uses proximate to PDR zones. The measure was judged to be infeasible, because the outcome of the community-based Western SoMa planning process could not be known at the time, and the measure would conflict with other City policy goals, including the provision of affordable housing. This measure is not applicable to the proposed project, which is not in Western SoMa.

The proposed project at 500 Second Street falls within the East Soma Area Plan of the San Francisco General Plan. It is in the Mixed Use Office (MUO) District, which is intended for office uses and housing, as well as small-scale light industrial and arts activities. The MUO District is intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. Allowed uses within the MUO District include PDR uses such as light manufacturing, home and business services, arts activities, warehouses, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. The proposed project is consistent with uses permitted within the MUO Zoning District.

Per Planning Code Section 803.9, in designated historic buildings in the MUO District, all uses are permitted as of right, provided that the project does not contain nighttime entertainment, and that the Zoning Administrator determines that allowing the proposed use would enhance the feasibility of preserving the building, and that the proposed project complies with the *Secretary of the Interior's Standards*.

As discussed above, the Eastern Neighborhoods FEIR determined that adoption of the Area Plan would result in an unavoidable significant impact on land use due to the cumulative loss of PDR. The proposed project would contribute to this impact by converting an existing building that has been occupied by PDR (industrial) uses in the past to office use. Such conversion to office uses and the related contribution to cumulative impacts, including that of the proposed project, were anticipated and analyzed in the Eastern Neighborhoods FEIR. The proposed project would therefore not result in a peculiar impact related to loss of PDR uses that was not identified in the Eastern Neighborhoods FEIR. Furthermore, the Citywide Planning and Neighborhood Planning Divisions of the Planning Department have determined that the proposed project is permitted in the MUO Zoning District and consistent with the height, density, and land uses as specified in the East SoMa Subarea of the Eastern Neighborhoods Area Plan, maintaining the mixed character of the area by encouraging PDR, small offices, and residential development.[2][3]

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[2] Varat, Adam, San Francisco Planning Department. Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, Case No. 2013.0506E, 500 Second Street. September 3, 2013. This document is on file and available for review as part of Case File No. 2013.0506E.

[3] Jeff Joslin, San Francisco Planning Department. Community Plan Exemption Eligibility Determination, Current Planning, Case No. 2013.0506E, 500 Second Street. November 13, 2013. This document is on file and available for review as part of Case File No. 2013.0506E.

Cultural and Paleontological Resources

The Eastern Neighborhoods FEIR identified potential archeological impacts and identified three archeological mitigation measures that would reduce impacts to archeological resources to less-than-significant. The Eastern Neighborhoods FEIR also anticipated that implementation of the Eastern Neighborhoods Area Plans may result in demolition of buildings identified as historical resources, and found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

Eastern Neighborhoods FEIR Mitigation Measure K-1, Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area, requires that certain projects involving new construction or alteration be presented to the Landmarks Preservation Advisory Board (now the Historic Preservation Commission (HPC)). As the project does not involve new construction or alteration, Mitigation Measure K-1 does not apply to this project.

Mitigation Measures K-2 and K-3, which amended Article 10 of the Planning Code to reduce potential adverse effects to contributory structures within the South End Historic District (East SoMa) and the Dogpatch Historic District (Central Waterfront), do not apply the proposed project because the project would not result in the alteration of any exterior features.

The Planning Department's Property Information Database lists the property as part of the South End Historic District, as designated in the National Register of Historic Districts. As the project does not involve major alteration or demolition of the subject building within the aforementioned district, the project would not result in a substantial adverse change on the significance of the overall historic district. Furthermore, according to the Department's Property Information Database, the building is a known historic resource for purposes of CEQA review. However, the project does not propose demolition, relocation, or alteration of the historic resource or its immediate surroundings such that the significance of an historic resource would be materially impaired. Therefore, the project would not result in significant impacts to an historic resource.

Eastern Neighborhoods FEIR Mitigation Measure J-1 applies to properties for which a final archeological research design and treatment plan is on file at the Northwest Information Center and the Planning Department. Mitigation Measure J-2 applies to properties for which no archeological assessment report has been prepared, or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA. Mitigation Measure J-3, which applies to properties in the Mission Dolores Archeological District, requires that a specific archeological testing program be conducted by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology. The three archeological mitigation measures do not apply to the proposed project at 500 Second Street because the project would not involve any subsurface excavation or soil disturbance.

Therefore, the proposed project would not result in a peculiar impact related to cultural and paleontological resources

Transportation

The Eastern Neighborhoods FEIR anticipated that growth resulting from the zoning changes could result in significant impacts on traffic and transit ridership. Thus, the FEIR identified 11 transportation mitigation measures, including implementation of traffic management strategies, transit corridor improvements, enhancement of transit funding, promotion of alternative means of travel, and parking management to discourage driving – all measures to be implemented by the San Francisco Municipal Transportation Agency (SFMTA) or other City agencies. Even with mitigation, however, it was anticipated that the Eastern Neighborhood Rezoning and Area Plan's significant adverse impacts at certain local intersections and the cumulatively considerable impacts on certain transit lines and intersections could not be fully mitigated. Thus, these impacts were found to be significant and unavoidable even with mitigation incorporated, and a Statement of Overriding Considerations with findings was adopted as part of the Eastern Neighborhoods approval on January 19, 2009.

The proposed project is not located within an airport land use plan area or in the vicinity of a private airstrip. Therefore, Initial Study checklist significance criterion 5c would not apply to the proposed project.

Traffic and Transit. As discussed in the project description, the proposed project would replace existing on-site PDR uses with office uses. Trip generation rates for office and PDR are equivalent; thus, the change in use from PDR to office would not trigger any change in trip generation.

Bicycling. A designated bike route runs along Second Street adjacent to the project site. There are bike lanes within two blocks of the project site along Townsend Street and Folsom Street. The proposed project would not substantially interfere with bicycle accessibility to the project site or adjoining areas because it would not make any alterations to the bike lanes, roadways, or adjacent sidewalks. Implementation of the proposed project could encourage more existing users to bring their bicycle to the project site (approximately 13 daily and 1 PM peak hour bicycle person-trips) as the proposed project would provide new bicycle parking (e.g., bicycle racks) in accordance with the Planning Code. The fact that more persons would be bringing their bicycles to the project site would not create potentially hazardous conditions for bicyclists because bikeways and Muni bus stops exist adjacent to and within one block of the project site; therefore users could walk their bicycles safely along sidewalks from nearby bikeways or Muni bus stops to the project site. For the above reasons, the proposed project would not result in peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to bicycling.

Parking. Parking conditions are not static, as parking supply and demand varies from day-to-day, from day-to-night, from month-to-month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial deficit in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a deficit in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial deficit in parking caused by a project creates hazardous conditions or

significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts cause by congestion), depending on the project and its setting.

The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Polices, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

The parking demand for the new uses associated with the proposed project was determined based on the methodology presented in the *Transportation Impact Analysis Guidelines for Environmental Review (October 2002).* On an average weekday, the demand for parking would be 15 spaces. No off-street parking exists on-site and the proposed project would not include off-street parking. Therefore, the proposed project would have an unmet parking demand of 15 parking spaces. The resulting parking deficit would not result in a significant impact in this case. At this location, the unmet parking demand could be accommodated within existing on-street and off-street parking spaces within a reasonable distance of the project vicinity. On-street parking is available on both Bryant Street and 2nd Street and off-street parking is available at several nearby lots. Additionally, the project site is well served by public transit and bicycle facilities. The project site is well-served by local public transit, including the Muni Metro Historic Streetcar F Line, four Muni bus routes (10, 30, 45, 91), and three Muni Metro lines (J, KT, N). The Civic Center BART station with access to BART's regional rail lines is approximately ¾-mile distance the project site. Any unmet parking demand associated with the project would not materially affect the overall parking conditions in the project vicinity such that hazardous conditions or significant delays are created.

In summary, the proposed project would not result in a substantial parking deficit and create hazardous conditions or significant delays effecting traffic, transit, bicycles or pedestrians. Therefore, parking impacts would be less-than-significant.

In conclusion, no peculiar transportation impacts are anticipated to occur as a result of the proposed project, and the transportation mitigation measures identified in the FEIR are not applicable to the proposed project.

Noise

The Eastern Neighborhoods FEIR identified potential conflicts related to residences and other noise-sensitive uses in proximity to other noisy uses such as PDR, retail, entertainment, cultural, institutional, educational, and office uses. In addition, the Eastern Neighborhoods FEIR noted that implementation of the plan would incrementally increase traffic-generated noise on some streets in the project area, and result in construction noise impacts from pile driving and other construction activities. With implementation of six noise mitigation measures cited in the Eastern Neighborhoods FEIR, Plan-related noise impacts were found to be less-than-significant.

The proposed project at 500 Second Street involves the conversion of PDR to office use. Eastern Neighborhoods FEIR Mitigation Measures F-1 and F-2, which involve noise controls on the use of pile driving equipment and other construction equipment, are not applicable to the proposed project because the project would not involve construction or related activities such as pile driving. Thus, the project would not result in construction noise that could substantially affect any nearby sensitive receptors.[4]

Eastern Neighborhoods Mitigation Measure F-3 includes noise-reduction requirements for new development projects that include noise-sensitive uses along streets with elevated noise levels. Mitigation Measures F-4 and F-5 require analyzing noise-generating sources reducing potential conflicts between noise-generating uses and sensitive receptors. The project does not include installation of noise-generating sources; thus, these three mitigation measures are not applicable to the proposed project.

In conclusion, the proposed project would not result in any significant noise impacts.

Air Quality

The Eastern Neighborhoods FEIR identified potentially significant air quality impacts related to construction activities that may cause wind-blown dust; roadway-related air quality impacts on sensitive land uses; and the siting of uses that emit diesel particulate matter (DPM) and toxic air contaminants (TACs) as part of everyday operations. Four mitigation measures were identified that would reduce air quality impacts to less-than-significant levels.

Mitigation Measure G-1 imposes construction dust control measures. The San Francisco Board of Supervisors subsequently approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). These regulations and procedures ensure that potential dust-related air quality

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[4] Sensitive receptors include residences, hospitals, nursing homes, senior citizen centers, schools, churches, and libraries.

impacts would be reduced to less-than-significant levels. Since the project at 850–870 Brannan Street would be required to comply with the Construction Dust Control Ordinance, the project would not result in a significant impact related to construction air quality, and Mitigation Measure G-1 is not applicable to the proposed project.

Mitigation Measure G-2 requires new residential development near high-volume roadways to include an analysis of particulate matter, and, if warranted, to incorporate upgraded ventilation systems to minimize exposure of future residents to particulate matter. In response to this concern, the San Francisco Health Code was amended to require that newly constructed buildings containing ten or more residential units near high-volume roadways (within the 'Potential Roadway Exposure Zone') perform an air quality assessment. The proposed project does not involve the addition of residential units; thus Mitigation Measure G-2 is not applicable to the proposed project.

Mitigation Measure G-3 minimizes the potential exposure of sensitive receptors to dust particulate matter (DPM) by requiring that uses generating substantial DPM emissions, including warehousing and distribution centers, commercial, industrial, or other uses that would be expected to be served by at least 100 trucks per day or 40 refrigerated trucks per day, be located no less than 1,000 feet from residential units and other sensitive receptors. The proposed project would convert industrial space to office space, and it is not expected to generate substantial DPM emissions or be served by 100 trucks per day or 40 refrigerator trucks per day. Thus, Mitigation Measure G-3 is not applicable to the proposed project.

Measure G-4 involves the siting of commercial, industrial, or other uses that emit TACs. The proposed project would convert PDR space to office space and would not be expected to generate substantial levels of TACs. Thus, Mitigation Measure G-4 is not applicable to the proposed project.

In conclusion, there are no air quality impacts that would be peculiar to the proposed project, and air quality impacts therefore would be less-than-significant.

Shadow

Under the Eastern Neighborhoods FEIR, sites surrounding parks could be redeveloped with taller buildings without triggering with Section 295 of the Planning Code.[5] The potential for new shadow impacts and the feasibility of mitigation for potential new shadow impacts of unknown development proposals could not be determined in the FEIR; thus, the FEIR determined shadow impacts to be significant and unavoidable, and no mitigation measures were identified. The proposed project would not result in any exterior modifications; thus, the proposed project would have no shadow impacts.

Hazards and Hazardous Materials

The Eastern Neighborhoods rezoning resulted in a reduction in the amount of previously zoned industrial land. Some land previously zoned for industrial purposes no longer allows for PDR uses, and

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[5] Section 295 of the Planning Code provides that new structures above 40 ft in height that would cast additional shadows on properties under the jurisdiction of, or designated to be acquired by, the Recreation and Park Commission may be issued except upon prior action of the City Planning Commission.

the number of nonconforming businesses would be expected to gradually decline, potentially replaced by residential, commercial, or open space uses. Development under the Eastern Neighborhoods rezoning may involve demolition or renovation of existing structures that may contain hazardous building materials that were commonly used in older buildings, and which could present a public health risk if disturbed during an accident or during demolition or renovation. The Eastern Neighborhoods FEIR identified a mitigation measure to reduce this impact to less-than-significant.

The project at 500 Second Street does not involve renovation or the removal and/or disturbance of hazardous building materials including equipment containing PCBs, DEPH, or mercury, such as fluorescent light ballasts and light tubes. Mitigation Measure L-1, Hazardous Building Materials, would therefore not apply to the proposed project. Thus project-related impacts related to hazardous building materials would be less-than-significant.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on August 15, 2013 to owners and occupants of properties within 300 feet of the project site, and to other potentially interested parties.

The Planning Department did not receive any public comments regarding this project.

Conclusion

The Eastern Neighborhoods FEIR incorporated and adequately addressed all potential impacts of the proposed project at 500 Second Street. As described above, the 500 Second Street project would not result in any peculiar or more severe significant adverse effects not examined in the Eastern Neighborhoods FEIR, nor has any new or additional information come to light that would alter the conclusions of the Eastern Neighborhoods FEIR. Thus, the proposed project at 500 Second Street would not result in any environmental impacts substantially greater than described in the FEIR. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, in addition to being exempt from environmental review under Section 15183 of the CEQA Guidelines, the proposed project is also exempt under Section 21083.3 of the California Public Resources Code.

Attachment A
Community Plan Exemption Checklist

Case No.:	**2013.0506E**
Project Title:	**500 Second Street**
Zoning/Plan Area:	MUO (Mixed-Use Office); 65-X Height and Bulk District East SoMa Subarea of the Eastern Neighborhood Rezoning and Area Plan
Block/Lot:	3775/001
Lot Size:	13,883 square feet
Project Sponsor:	John Kevlin; Reuben, Junius & Rose, LLP (415) 567-9000
Staff Contact:	Erik Jaszewski – (415) 575-6813 Erik.Jaszewski@sfgov.org

A. PROJECT DESCRIPTION:

The project site is located on the southwest corner of Bryant and Second Streets in the South Park neighborhood. The site is developed with a four-story, 13,883 square-foot (sf) brick industrial building constructed in 1919. The structure covers the entire project site, fronting on Second Street. The proposed project entails conversion of the entire building from industrial to office use. No exterior alteration to the building or site is proposed. Five bicycle parking spaces would be provided in a new, secure room, provision of which entails minor interior alteration in the basement level. No new space will be added to the existing building No car parking exists on the project site and none is proposed.

B. EVALUATION OF ENVIRONMENTAL EFFECTS

This Community Plan Exemption Checklist examines the potential environmental impacts that would result from implementation of the proposed project and indicates whether any such impacts are addressed in the Eastern Neighborhoods programmatic final EIR (FEIR). Items checked "Sig. Impact Identified in FEIR" identify topics for which a significant impact is identified in the FEIR. In such cases, the analysis considers whether the proposed project would result in impacts that would contribute to the impact identified in the FEIR. If the analysis concludes that the proposed project would contribute to a significant impact identified in the FEIR, the item is checked "Proj. Contributes to Sig. Impact Identified in FEIR." Mitigation measures identified in the FEIR applicable to the proposed project are identified in the text of the Certificate of Determination under each topic area.

Items checked "Project Has Sig. Peculiar Impact" identify topics for which the proposed project would result in a significant impact that is peculiar to the project, i.e., the impact is not identified as significant in the FEIR. Any impacts not identified in the FEIR will be addressed in a separate Focused Initial Study or EIR.

For any topic that was found to be less-than-significant (LTS) in the FEIR and for the proposed project or would have no impacts, the topic is marked LTS/No Impact and is discussed in the Checklist below.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FFEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
1. LAND USE AND LAND USE PLANNING—Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Have a substantial impact upon the existing character of the vicinity?	☒	☐	☐	☐

Please see the Certificate of Determination for discussion of this topic.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
2. AESTHETICS—Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that implementation of the design policies of the area plans would not substantially degrade the visual character or quality of the area, have a substantial adverse effect on a scenic vista, substantially damage scenic resources that contribute to a scenic public setting, or create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties. No mitigation measures were identified in the FEIR.

No Project-level Significant Impacts

The proposed project would result in a change of uses from production, distribution & repair (PDR) to office use within an existing building and would not result in any exterior changes. The proposed project does not involve any exterior modifications and thus would not have any impacts on scenic vistas or scenic resources, would not degrade the visual character of the neighborhood, and would not create a new source of light or glare. Therefore, the project would have no impacts related to aesthetics.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
3. POPULATION AND HOUSING—Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The FEIR concluded that an increase in population in the Plan Area was expected to occur as a secondary effect of the proposed rezoning that would not, in itself, result in adverse physical effects, but would serve to advance some key City policy objectives, such as providing housing in appropriate locations next to Downtown and other employment generators and furthering the City's Transit First policies. It was anticipated that the rezoning would result in an increase in both housing development and population in all of the Plan neighborhoods, including the East SoMa area. The FEIR estimated that implementation of the plan would result in over 3,000 new jobs would be added in the East SoMa Area between 2000 – 2025. Based on the City's standard employment densities of 1 employee per 276 sq. ft. of office space, the proposed project is projected to generate up to 50 new jobs, which would be within those anticipated to be added as a result of the Plan. The FEIR concluded that the additional housing demand generated by the Plan rezoning would be offset by the provision of additional housing development in the Plan Area.

No Project-level Significant Impacts

The proposed project does not involve development of a residential use or displacement of people. As no housing would be removed, the construction of replacement housing would not be necessary. The change form PDR to office use would change the type of business permitted on the project site, but it would not be likely to increase the number of workers such a business

would employ. Thus, the project would not induce substantial population growth or create a demand for additional housing.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
4. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco *Planning Code*?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Please see the Certificate of Determination for discussion of this topic.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project has Sig. Project-Level Impact	LTS/ No Impact
5. TRANSPORTATION AND CIRCULATION—Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☒	☐	☐	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways (unless it is practical to achieve the standard through increased use of alternative transportation modes)?	☒	☐	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity that could not be accommodated by alternative solutions?	☐	☐	☐	☒

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project has Sig. Project-Level Impact	LTS/ No Impact
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., conflict with policies promoting bus turnouts, bicycle racks, etc.), or cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity or alternative travel modes?	☒	☐	☐	☐

Please see the Certificate of Determination for discussion of this topic.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
6. **NOISE—Would the project:**				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☒
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
g) Be substantially affected by existing noise levels?	☒	☐	☐	☐

Please see the Certificate of Determination for a discussion of this topic.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FFEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
7. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. **Would the project:**				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Please see the Certificate of Determination for a discussion of this topic.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
8. GREENHOUSE GAS EMISSIONS—**Would the project:**				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Background

The Bay Area Air Quality Management District (BAAQMD) is the regional agency with jurisdiction over the nine-county San Francisco Bay Area Air Basin (Air Basin). BAAQMD is responsible for attaining and maintaining air quality in the Air Basin within federal and State air quality standards. Specifically, BAAQMD has the responsibility to monitor ambient air pollutant levels throughout the Air Basin and to develop and implement strategies to attain the applicable federal and State standards. The BAAQMD assists CEQA lead agencies in evaluating the air quality impacts of projects and plans proposed in the San Francisco Bay Area Air Basin.

Subsequent to the Eastern Neighborhoods FEIR, the BAAQMD prepared guidelines that provide new methodologies for analyzing air quality impacts, including greenhouse gas (GHG) emissions. The following analysis is based on the findings in the Eastern Neighborhoods EIR and

incorporates BAAQMD's methodology for analyzing GHG emissions, as well as other amendments to the CEQA Guidelines related to GHGs.

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR assessed the GHG emissions that could result from rezoning of the East SoMa Area Plan under the three rezoning options. The Eastern Neighborhoods Rezoning Options A, B, and C are anticipated to result in GHG emissions on the order of 4.2, 4.3 and 4.5 metric tons of CO_2E per service population,[1] respectively.[2] The Eastern Neighborhoods FEIR concluded that the resulting GHG emissions from the three options analyzed in the Eastern Neighborhoods Area Plans would be less-than-significant. The Eastern Neighborhoods FEIR adequately addressed GHG emissions and the resulting emissions were determined to be less-than-significant. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project involves a change of use from industrial to office. The proposed project would contribute to the cumulative effects of climate change by emitting GHGs during operational phases. Project operations would generate both direct and indirect GHG emissions. Direct operational emissions include GHG emissions from vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations. The project site is located within the East SoMa Area Plan analyzed under the Eastern Neighborhoods FEIR.

As discussed above, the BAAQMD prepared guidelines and methodologies for analyzing GHGs, one of which is a determination of whether the proposed project is consistent with a Qualified GHG Reduction Strategy, as defined in the BAAQMD's studies. On August 12, 2010, the San Francisco Planning Department submitted a draft of San Francisco's *Strategies to Address Greenhouse Gas Emissions* to the BAAQMD.[3] This document presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's Qualified GHG Reduction Strategy in compliance with the BAAQMD's studies.

The BAAQMD reviewed San Francisco's *Strategies to Address Greenhouse Gas Emissions* and concluded that the strategy meets the criteria for a Qualified GHG Reduction Strategy as outlined in BAAQMD's studies and stated that San Francisco's "aggressive GHG reduction targets and comprehensive strategies help the Bay Area move toward reaching the State's AB (Assembly Bill) 32 goals, and also serve as a model from which other communities can learn."[4] San Francisco's

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[1] SP= Service Population. Service population is the equivalent of total number of residents and employees.

[2] Memorandum from Jessica Range, MEA to MEA staff, *Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods*, April 20, 2010. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods Rezoning EIR and provides an analysis of the emissions using a service population metric.

[3] San Francisco Planning Department, *Strategies to Address Greenhouse Gas Emissions in San Francisco*, 2010. The final document is available online at: http://www.sfplanning.org/index.aspx?page=1570.

[4] Letter from Jean Roggenkamp, BAAQMD, to Bill Wycko, San Francisco Planning Department. October 28, 2010. This letter is available online at: *http://www.sfplanning.org/index.aspx?page=1570*. Accessed November 12, 2010.

collective policies and programs have resulted in a 14.5 percent reduction in GHG emissions compared to 1990 levels.[5]

Based on the BAAQMD's studies, projects that are consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions* would result in a less-than-significant impact with respect to GHG emissions. Furthermore, because San Francisco's strategy is consistent with AB 32 goals, projects that are consistent with San Francisco's strategy would also not conflict with the State's plan for reducing GHG emissions. As discussed in San Francisco's *Strategies to Address Greenhouse Gas Emissions,* new development and renovations/alterations for private projects and municipal projects are required to comply with San Francisco's ordinances that reduce GHG emissions.

Depending on a proposed project's size, use, and location, a variety of controls are in place to ensure that a proposed project would not impair the State's ability to meet statewide GHG reduction targets outlined in AB 32, nor impact the City's ability to meet San Francisco's local GHG reduction targets. Given that: (1) San Francisco has implemented regulations to reduce GHG emissions specific to new construction and renovations of private developments and municipal projects; (2) San Francisco's sustainable policies have resulted in the measured success of reduced GHG emissions levels; (3) San Francisco has met and exceeded AB 32 GHG reduction goals for the year 2020; (4) current and probable future state and local GHG reduction measures will continue to reduce a project's contribution to climate change; and (5) San Francisco's *Strategies to Address Greenhouse Gas Emissions* meet BAAQMD's requirements for a Qualified GHG Reduction Strategy, projects that are consistent with San Francisco's regulations would not contribute significantly to global climate change. The proposed project was determined to be consistent with San Francisco's *Strategies to Address Greenhouse Gas Emissions.*[6] Therefore, the proposed project would not result in any peculiar impacts that were not identified in the Eastern Neighborhoods FEIR related to GHG emissions.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
9. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	☐	☐	☐	☒
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	☒	☐	☐	☐

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[5] San Francisco Department of Environment (DOE), "San Francisco Community-Wide Carbon Emissions by Category." Excel spreadsheet provided via email between Pansy Gee, DOE and Wade Wietgrefe, San Francisco Planning Department. June 7, 2013.

[6] Greenhouse Gas Analysis: Compliance Checklist. August 13, 2013. This document is on file and available for public review as part of Case File No. 2013.0506E.

Wind

No Significant Impacts Identified in FEIR

Wind impacts were judged to be less-than-significant at a plan-level of analysis and for cumulative development. Specific projects within Eastern Neighborhoods would require analysis of wind impacts where deemed necessary. Thus, wind impacts were determined not to be significant in the Eastern Neighborhoods Initial Study and were not analyzed in the FEIR. No mitigation measures were identified in the FEIR.

No Project-level Significant Impacts

The proposed project would neither involve new construction nor exterior changes to the existing building. Therefore, the project would have no peculiar impacts with regards to wind.

Shadow

Please see the Certificate of Determination for a discussion of this topic.

Topics:		*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
10.	**RECREATION—Would the project:**				
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☐	☒
b)	Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒
c)	Physically degrade existing recreational resources?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The FEIR concluded that the Eastern Neighborhoods Rezoning and Area Plan would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have an adverse effect on the environment. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would convert PDR uses to office uses and would not result in any new residents or be likely to increase the number of employees at the project site. Thus, the project would not have the potential to substantially affect existing recreational facilities in the project vicinity.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
11. UTILITIES AND SERVICE SYSTEMS—Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods Initial Study analyzed growth projections and determined that the Area Plan's impact on the provision of water, wastewater collection and treatment, and solid waste collection and disposal would not be significant. No mitigation measures were identified in the FEIR.

No Project-level Significant Impacts

The project would convert vacant industrial space to office use. The proposed project would not increase employment or other uses that could result in an increase in water use, wastewater services, or solid waste disposal. Thus, the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already disclosed in the Eastern Neighborhoods FEIR.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS No Impact
12. PUBLIC SERVICES— Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods Initial Study analyzed growth projections and determined that the Area Plan's impacts on public services such as fire protection, police protection, and public schools would not be significant. No mitigation measures were identified in the FEIR. Impacts on parks are discussed under Questions 9 and 10.

No Peculiar Impacts

The project would convert PDR use to office use. The proposed project would not substantially increase employment on site and thus would not increase demand for public services. Thus, the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already disclosed in the Eastern Neighborhoods FEIR, associated with public services.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
13. BIOLOGICAL RESOURCES— Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods project area is virtually fully developed with buildings and other improvements such as streets and parking lots. Future development projects in the Eastern Neighborhoods would largely consist of new development in these heavily built-out former industrial neighborhoods, therefore there would be little in the way of loss of vegetation or disturbance of wildlife other than common urban species. Therefore, the Eastern Neighborhoods Initial Study concluded that there would be no significant effects related to biological resources. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The proposed project would convert the existing land uses from PDR to office and would not result in any exterior or interior modifications of the existing building. Thus the proposed project would have no peculiar impact on biological resources.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
14. GEOLOGY AND SOILS—Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Change substantially the topography or any unique geologic or physical features of the site?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods Initial Study concluded that the Eastern Neighborhoods Rezoning and Area Plans would indirectly result in an increase in population that would be subject to an earthquake, including seismically induced groundshaking, liquefaction, and landslides. The Initial Study also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risks but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. Thus, the Eastern Neighborhoods Initial Study concluded that the Eastern Neighborhoods Rezoning and Area Plans would not result in significant impacts with regard to geology and soils, and no mitigation measures were identified in the FEIR.

No Peculiar Impacts

The project does not involve any construction or soil disturbance; thus the proposed project would have no peculiar impacts related to geology and soils.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
15. HYDROLOGY AND WATER QUALITY—Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site?	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods Initial Study evaluated population increases on the combined sewer system and the potential for combined sewer outflows, and concluded that programmatic effects related to hydrology and water quality would not be significant. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The project site is completely covered by the existing building, and the proposed project would not result in any exterior modifications or otherwise change the amount of impervious surface area on the site. Thus, the proposed project would have no impact on hydrology or water quality.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
16. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving fires?	☐	☐	☐	☒

Please see the Certificate of Determination for a discussion of this topic.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
17. MINERAL AND ENERGY RESOURCES— Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR determined that the Eastern Neighborhoods Rezoning and Area Plans would facilitate the construction of new residential units and commercial buildings. Development of these uses would not result in the use of large amounts of fuel, water, or energy in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by the Department of Building Inspection (DBI). The project area does not include any natural resources routinely extracted, and the proposed rezoning would not include or result in any natural resource extraction program. For these reasons, the Eastern Neighborhoods FEIR concluded that the Eastern Neighborhoods Rezoning and Area Plans would not cause a wasteful use of energy, and would have a less-than-significant impact on mineral energy resources. No mitigation measures were identified in the FEIR.

No Peculiar Impacts

The energy demand for the proposed project would be typical for such projects and would meet, or exceed, current state or local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by DBI. Therefore, the proposed project would not result in any peculiar or significant impacts to mineral or energy resources.

Topics:	*Sig. Impact Identified in FEIR*	*Project Contributes to Sig. Impact Identified in FEIR*	*Project Has Sig. Peculiar Impact*	*LTS/ No Impact*
18. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – **Would the project:**				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	☐	☐	☐	☒

No Significant Impacts Identified in FEIR

The Initial Study checklist, in 2005 when the Eastern Neighborhoods project was initially analyzed, did not contain a category concerning agricultural and forest resources. Nonetheless, all of San Francisco is identified by the California Department of Conservation's Farmland Mapping and Monitoring Program as "Urban and Built-up Land" (Department of Conservation, 2002). In addition, no part of San Francisco falls under the State Public Resource Code definitions of forest land or timberland; therefore, these topics are not applicable to any project in San Francisco.

No Peculiar Impacts

These topics are not applicable to the proposed project.

Topics:	Sig. Impact Identified in FEIR	Project Contributes to Sig. Impact Identified in FEIR	Project Has Sig. Peculiar Impact	LTS/ No Impact
19. MANDATORY FINDINGS OF SIGNIFICANCE—Would the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☐
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Significant Impacts Identified in FEIR

The Eastern Neighborhoods FEIR identified significant impacts related to land use, transportation, cultural resources, shadow, air quality, and hazardous materials. Mitigation measures reduced all impacts to less-than-significant, with the exception of those related to land use, transportation, cultural resources, and shadow. Please see the Certificate of Determination for a discussion of the proposed project's impacts on the above significant impacts identified in the FEIR.

No Peculiar Impacts

The proposed project involves a change of use from PDR to office use and would not include any interior or exterior modifications. As discussed in this document, the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already and disclosed in the Eastern Neighborhoods FEIR.

C. DETERMINATION

On the basis of this review, it can be determined that:

☒ The proposed project qualifies for consideration of a Community Plan exemption based on the applicable General Plan and zoning requirements; **AND**

☒ All potentially significant individual or cumulative impacts of the proposed project were identified in the applicable programmatic EIR (FEIR) for the Plan Area, and all applicable mitigation measures have been or incorporated into the proposed project or will be required in approval of the project.

☐ The proposed project may have a potentially significant impact not identified in the FEIR for the topic area(s) identified above, but that this impact can be reduced to a less-than-significant level in this case because revisions in the project have been made by or agreed to by the project proponent. A focused Initial Study and MITIGATED NEGATIVE DECLARATION is required, analyzing the effects that remain to be addressed.

☐ The proposed project may have a potentially significant impact not identified in the FEIR for the topic area(s) identified above. An ENVIRONMENTAL IMPACT REPORT is required, analyzing the effects that remain to be addressed.

Sarah Jones

DATE November 19, 2013

Sarah B. Jones
Environmental Review Officer
for
John Rahaim, Planning Director

SAN FRANCISCO
PLANNING DEPARTMENT

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Certificate of Determination
Exemption from Environmental Review

Case No.: **2013.0520E**
Project Title: **910 Carolina Street**
Zoning: RH-2 (Residential – House, Two Family) Use District
40-X Height and Bulk District
Block/Lot: 4160/003
Lot Size: 2,495 square feet
Project Sponsor: Reza Khoshnevisan – SIA Consulting Corporation
(415) 922-0203
Staff Contact: Christopher Espiritu – (415) 575-9022
christopher.espiritu@sfgov.org

GOVERNMENT
DOCUMENTS DEPT

NOV 25 2013

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PROJECT DESCRIPTION:

The proposed project would include the demolition of an existing 750-square foot (sq. ft) single family residence, constructed in 1907. Also, the project would include the construction of a new four-story, 4,848 sq. ft building at approximately 40 feet in height. The project site is located on the block bounded by 22nd Street to the north, 23rd Street to the south, Carolina Street to the east, and De Haro Street to the west, in the Potrero Hill Neighborhood. The proposed project features a two-car garage at approximately 706 sq. ft on the ground floor and two dwelling units at a combined 4,142 sq. ft in size. The project involves minor grading and excavation to a depth of less than 8 feet to level the existing grade and accommodate a crawlspace/storage located at the rear of the proposed building. The proposed project is not located within a Historic District nor located adjacent to historically rated properties.

EXEMPT STATUS:

Categorical Exemption, Classes 1 and 3 [California Environmental Quality Act (CEQA) Guidelines Sections 15301(l)(1) and 15303(b)]

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah Jones
Environmental Review Officer

November 20, 2013
Date

cc: Reza Khoshnevisan, Project Sponsor
Rich Sucre, Preservation Planner
Supervisor Malia Cohen, District 10
Virna Byrd, M.D.F.
Historic Preservation Distribution List

APPROVALS:

The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, then the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, then the issuance of a building permit by the Department of Building Inspection is the Approval Action.

REMARKS:

Naturally Occurring Asbestos. Based on mapping conducted by the U.S. Geological Survey, the project site may be underlain by serpentine rock.[1] The proposed project would involve excavation and construction that could potentially release serpentinite into the atmosphere. Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled.

In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. Although the California Air Resources Board (ARB) has not identified a safe exposure level for asbestos in residential areas, exposure to low levels of asbestos for short periods of time poses minimal risk.[2] To address health concerns from exposure to NOA, ARB enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in California Code of Regulations (CCR) Title 17, Section 93105,[3] and are enforced by the Bay Area Air Quality Management District (BAAQMD).

The Asbestos ATCM requires construction activities in areas where NOA is likely to be found to employ best available dust control measures. Additionally, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance in 2008 to reduce fugitive dust generated during construction activities. The requirements for dust control as identified in the Construction Dust Control Ordinance are as effective as the dust control measures identified in the Asbestos ATCM. Thus, the measures required in compliance with the Construction Dust Control Ordinance would protect the workers themselves as well as the public from fugitive dust that may also contain asbestos. The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to NOA would not occur. Therefore, the proposed project would not result in a hazard to the public or environment from exposure to NOA.

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[1] Planning Department, GIS Layer, "Areas Affected by Serpentine Rocks." Created February 25, 2010 from United States Geological Survey and San Francisco Department of Public Health data.

[2] California Air Resources Board, Fact Sheet #1 Health Information on Asbestos, 2002. Available online at: http://www.arb.ca.gov/toxics/Asbestos/1health.pdf. Accessed April 15, 2013.

[3] California Air Resources Board, Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, July 29, 2002.

Historic Architectural Resources. In evaluating whether the proposed project would be exempt from environmental review, the Planning Department determined that the existing one-story, single-family residence on the project site is not a historic resource as defined by CEQA (see attached Preservation Team Review Form).[4] In addition, Department staff reviewed a Historic Resource Evaluation (HRE), dated March 2013, and concurred with the research and findings that the subject property at 910 Carolina Street is not eligible for inclusion in the California Register of Historical Resources (California Register) as the existing building does not meet any of the four significance criteria areas for inclusion, as described below.[5]

Investigation of the project site revealed that the subject property was possibly an earthquake refugee shack and thus could be associated with the historically significant event of the 1906 earthquake and reconstruction period. However, as one of thousands of such shacks, the subject property would not be eligible for listing on that basis alone. Also, there was no evidence that the subject property had any association with any other significant historic events. Based upon this history, 910 Carolina Street is not eligible for inclusion in the California Register individually or as a contributor to a historic district under Criterion 1 (Events).

The property at 910 Carolina Street is not associated with significant persons in the history of San Francisco or the State of California, as none of the owners were listed in the San Francisco Biography Collection, San Francisco Public Library, or otherwise indicated to be important to local, regional or national history. Therefore, 910 Carolina Street is not eligible for listing under Criterion 2 (Persons).

Constructed in 1907, the subject property originally displayed some of the distinctive characteristics of a typical earthquake refugee shack. However, the property no longer conveys those characteristics fully, nor does it possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. In addition, there were observed discrepancies between this building and known earthquake shacks, including: horizontal orientation of the siding, lack of longitudinal structural members for the roof, placement of the entrance and windows, and presence of studs, rather than only corner posts. Based on the information provided in HRE and Planning Department records, 910 Carolina Street is not eligible for listing under Criterion 3 (Architecture).

Based upon a review of information in Department records, 910 Carolina Street is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject building is not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment and the subject buildings on the project site are not an example of a rare construction type.

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[4] San Francisco Planning Department, *Preservation Team Review Form* for 910 Carolina Street, San Francisco, CA by Rich Sucre, Preservation Planner, November 7, 2013 (attached).

[5] *Historic Resource Evaluation (HRE)* for 910 Carolina Street, San Francisco, CA by Tim Kelley Consulting, LLC, March 2013. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 as part of Case File No. 2013.0520E

As the existing building on the project site has been determined not to be a historic resource, the proposed project would not cause a significant impact on historic resources under CEQA.

EXEMPT STATUS:

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for the demolition and removal of individual small structures, including single-family residences. Additionally, Class 1 provides that in urbanized areas, up to three single-family residences may be demolished under the exemption. The proposed project would include the demolition of one single-family residence located on the project site. Therefore, the proposed demolition meets the criteria for exemption from environmental review under Class 1.

CEQA State Guidelines Section 15303(b), or Class 3, provides an exemption from environmental review for the construction (or conversion) of small structures and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Additionally, Class 3 provides an exemption for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urban areas, the exemption also applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project would include the construction of a new 4,848-sq. ft building with two units and would therefore meet the criteria for exemption under Class 3.

CONCLUSION:

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would not result in significant impacts related to historic resources and naturally occurring asbestos. Thus, the project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

PRESERVATION TEAM REVIEW FORM

Preservation Team Meeting Date:	5/28/2013	**Date of Form Completion**	11/7/2013

PROJECT INFORMATION:

Planner:	Address:	
Rich Sucre	910 Carolina Street	
Block/Lot:	Cross Streets:	
4160/003	22nd and 23rd Streets	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B		2013.0520E

PURPOSE OF REVIEW:			**PROJECT DESCRIPTION:**	
● CEQA	○ Article 10/11	○ Preliminary/PIC	○ Alteration	● Demo/New Construction

DATE OF PLANS UNDER REVIEW:	March 11, 2013

PROJECT ISSUES:

☒ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

- Proposed Project include demolition of existing single-family residence and new construction of a four-story two-family dwelling
- Submitted historic resource consultant report: Tim Kelly Consulting, LLC, Historical Resource Evaluation, 910 Carolina St, San Francisco, California (March 2013)

PRESERVATION TEAM REVIEW:

Historic Resource per CEQA	○ Yes	● No *	○ N/A

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: ○ Yes ● No	Criterion 1 - Event: ○ Yes ● No
Criterion 2 -Persons: ○ Yes ● No	Criterion 2 -Persons: ○ Yes ● No
Criterion 3 - Architecture: ○ Yes ● No	Criterion 3 - Architecture: ○ Yes ● No
Criterion 4 - Info. Potential: ○ Yes ● No	Criterion 4 - Info. Potential: ○ Yes ● No
Period of Significance: n/a	Period of Significance: n/a
	○ Contributor ○ Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	○ Yes	○ No	● N/A
CEQA Material Impairment:	○ Yes	● No	
Needs More Information:	○ Yes	● No	
Requires Design Revisions:	○ Yes	● No	
Defer to Residential Design Team:	● Yes	○ No	

* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

PRESERVATION TEAM COMMENTS:

- The Department concurs with the research and conclusion provided in the historic resource evaluation report (dated March 2013). 910 Carolina Street does not appear to be a historic resource based upon the report and available information found in the Planning Dept. The subject property does not appear to be associated with historic events. No persons of historical significance appear to have lived or owned the residence. 910 Carolina St does not appear to be notable for its architecture or design, as it represents a one-story, single-family residence, which was constructed shortly after the 1906 Earthquake and Fire. The subject property lacks any distinguishing architectural detail.

- Originally completed circa 1907-1909, the subject property was constructed as a one-story, single-family residence for Annie O'Brien, as noted by Spring Valley Water Records.

- Located in Potrero Hill neighborhood, the subject property and the subject block do not appear to be part of an eligible historic district.

- The historic resource consultant conducted an evaluation of the subject property as an earthquake refugee shack, and concluded that 910 Carolina Street is not an earthquake refugee, as noted by its overall size and dimension, construction, and design.

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
	11-13-13

IMAGES

910 Carolina Street Aerial View

Subject Property Not Visible from Street

(Source: Google Maps, 2013; Accessed November 7, 2013)

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